

Pendle Local Plan (4th Revision)



Sustainability Appraisal of Pendle Local Plan Preferred Options Report

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Report for

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Document Revisions

- | | |
|-----------------------------|------------|
| 1. Scoping Report | May 2022 |
| 2. Preferred Options Report | April 2023 |
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Non-Technical Summary

Non-Technical Summary

Purpose of this Report

This Non-Technical Summary (NTS) provides an overview of the Sustainability Appraisal [“SA”] Report for the Local Plan [“the Plan”] currently being prepared by Pendle Borough Council [“the Council”].

The SA Report is based on a template prepared for the Council by consultants Wood Environment & Infrastructure Solutions UK Limited. Its purpose is to:

- Provide an overview of the sustainability appraisal process.
- Ensure that the Local Plan makes a positive contribution to sustainable development by considering:
 - The environmental, social, and economic performance of the policies and site allocations included in the Local Plan, together with any reasonable alternatives.
 - Any cumulative impacts arising from the policies and site allocations included in the Local Plan

What is the Local Plan?

The Local Plan sets out the vision, strategic objectives, planning policies and site allocations that will be used by planning officers to guide development in the Borough to 2040.

The Local Plan contains both strategic and detailed planning policies. These will help to promote sustainable growth and development by:

- Addressing the amount, form, and scale of development and, where appropriate, issues of access.
- Establishing the criteria against which proposals for development will be determined, including deliverability and viability.
- Promoting the flexible use of land, bringing forward new development sites in locations where development is needed.
- Identifying areas of the borough where limits to development may be required, or where development would be inappropriate.
- Illustrating the geographical implications of the policies in the Plan on a Policies Map; and
- Introducing a monitoring and implementation framework.

The Local Plan must have regard to legislation, policy and guidance issued by the Government. Co-operation with neighbouring authorities and other bodies helps to ensure that the Plan adequately reflects strategic cross boundary issues. Public consultation makes sure that the Plan reflects the collective vision of the Borough’s communities.

Further information on the preparation of Local Plan can be found in the [Local Plan Scoping Report](#) (2022) and the [Sustainability Appraisal Scoping Report](#) (2022), both of which are available on the Council’s website.

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What is Sustainability Appraisal?

The National Planning Policy Framework [“NPPF”] states that Local Plans must be prepared with the objective of contributing towards the achievement of sustainable development.

Sustainable development seeks to enable us to meet our current needs without compromising the ability of future generations to meet their own needs.

To support this objective section 19(5) of the Planning and Compulsory Purchase Act 2004 requires Council’s to carry out a Sustainability Appraisal [“SA”] of their Local Plan.

The SA process runs in parallel with the development of the Local Plan. It seeks to strike a balance by identifying, describing, and appraising the environmental, social, and economic effects of the Local Plan. In doing so it addresses the process known as Strategic Environmental Assessment [“SEA”], which is set out under a European Directive and related UK regulations.

There are five key stages in the SA process (see diagram overleaf). Stage A identifies the scope and level of detail of the information to be included in the final SA Report. This process establishes the context, objectives, and approach of the assessment. It also identifies relevant environmental, economic, and social issues and objectives. A key aim is to *“ensure the sustainability appraisal process is proportionate and relevant to the plan being assessed”*.

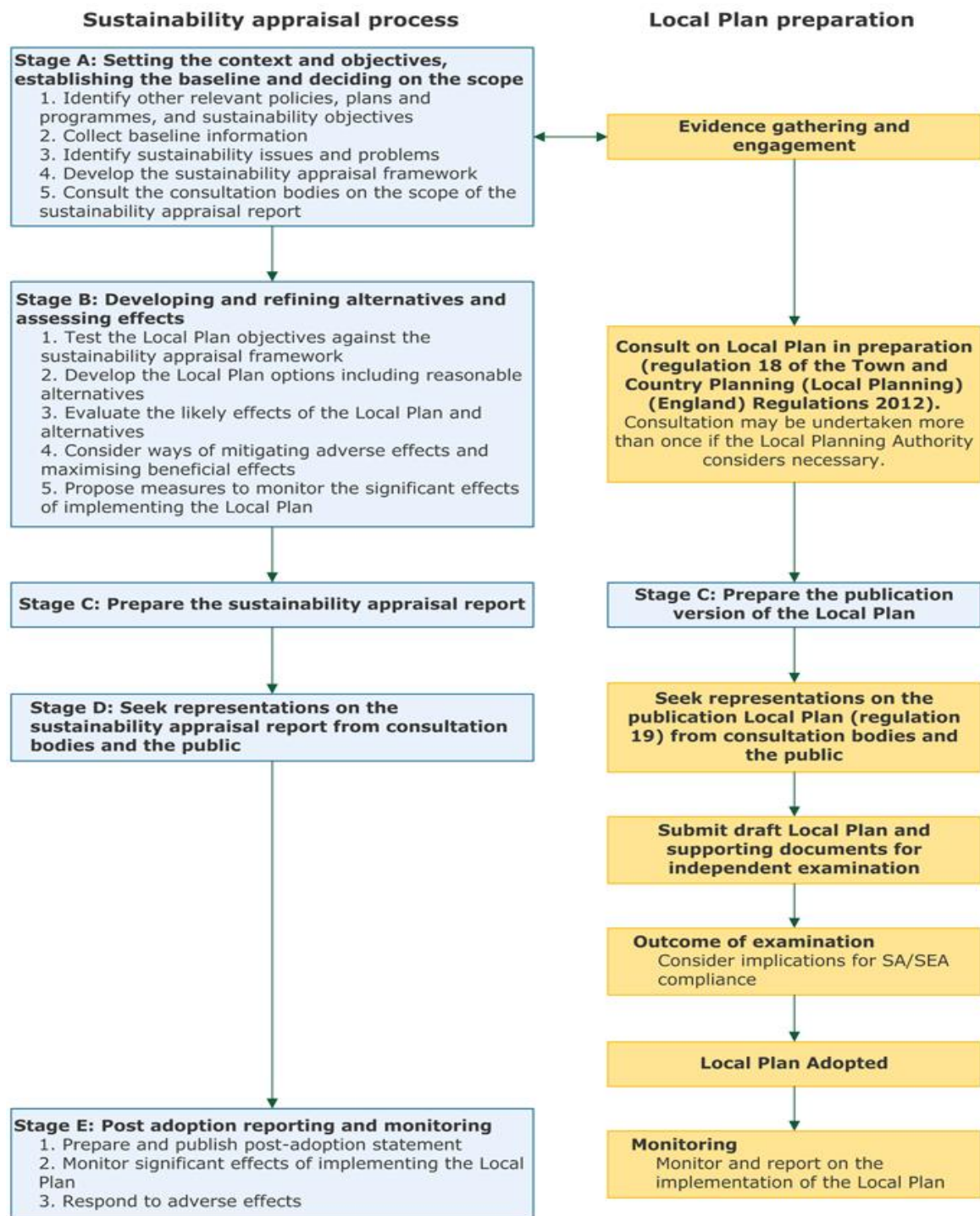
Historic England, Natural England, and the Environment Agency – were invited to comment on the draft Sustainability Appraisal Scoping Report. The report was then amended to take account of the responses received.

The SA Framework has been used to appraise the effects of the emerging Local Plan (Stage B). This is an iterative process that involves testing the strengths and weaknesses of the emerging policy options.

Following this consultation on the Preferred Options Report, a final SA Report will be prepared (Stage C). This will be made available for public consultation alongside the final draft of Local Plan, prior to its submission to the Secretary of State for independent examination (Stage D).

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The Sustainability Appraisal Process and Linkages to Local Plan Preparation



Source: Planning Practice Guidance. Available via: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

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Following an Examination in Public, and subject to any significant changes to the Plan¹ that may require further appraisal, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of Local Plan. This statement sets out the results of the consultation and SA processes and shows the extent to which the findings of the SA have been accommodated in the adopted Plan. During the period that the plan is effective (i.e. up to 2040), the Council will monitor its implementation and any significant social, economic and environmental effects (Stage E).

The SA process helps to ensure that an assessment of the effects of the Local Plan is carried out as it is being prepared. Where the potential for a negative outcome is identified, measures should be proposed to avoid, minimise, or mitigate such effects. Where any positive outcomes are identified, the potential to enhance these can be considered.

[Section 1](#) of the SA Report describes in the requirement for SA of local plans in detail.

A Habitats Regulations Assessment Screening Report has been prepared by the Council and is available to view as part of this consultation. The Screening Report concludes that Likely Significant Effects on European Sites within and in close proximity to the borough will not occur as a result of the policies or allocations identified within the draft version of the Local Plan when assessed individually, or cumulatively, or in combination with existing adopted policies by other bodies/neighbouring authorities. No Appropriate Assessment is therefore required of the proposals of the draft Local Plan.

How has the Local Plan been appraised?

Based on a review of a wide range of plans and programmes relevant to the Local Plan; work previously undertaken by the Council; and an analysis of the Borough's characteristics, a number of key sustainability issues of relevance to the local Plan were identified.

These key sustainability issues informed the preparation of a framework that could be used to appraise the effects of the Local Plan ["SA Framework"]. The SA Framework for Local Plan identifies 14 sustainability objectives and associated guide questions. These reflect the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and/or the objectives contained in other plans and programmes reviewed because of their relevance to the Local Plan and SA process.

The objectives and associated guide questions have been used to assess options, policies, and site allocations.

An appraisal matrix for each policy and site allocation includes the following information:

- The SA objectives.
- A score indicating the nature of the effect.
- A commentary on any likely significant effects, assumptions, or uncertainties – this includes consideration of any cumulative, inter-dependent or indirect effects; their likelihood, scale, duration and permanence; and
- Recommendations, including any mitigation or enhancements measures.

¹ Any significant changes are referred to as Main Modifications.

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Definitions of significance are used to guide the appraisal and to determine the type and scale of effects that proposals in Local Plan may have on the SA objectives. The findings of the appraisals are presented in a matrix.

The proposed site allocations, together with any reasonable alternatives remaining after an initial screening exercise, are considered using tailored appraisal criteria. Associated thresholds of significance are used to determine the type and magnitude of the likely effect against each SA objective.

[Section 2](#) of the SA Report summarises the review of plans and programmes relevant to the Local Plan, which are considered when determining and assessing Sustainability Objectives and likely effects caused by policy and site options.

[Section 3](#) of the SA report considers the evidence and baseline position used to underpin the SA process and assessment.

[Section 4](#) of the SA Report considers the chosen approach to SA in detail. It includes details of the matrices and scoring system that has been used to assess the policies in the Plan and the detailed criteria used to assess potential development sites.

[Section 5](#) of the SA Report sets out the findings of the Appraisal undertaken on proposed policies and proposals (and their reasonable alternatives) of the Local Plan, summarising impacts found of the 14 assessed sustainability objectives.

What are the key findings and recommendations?

[Appendix 3](#) sets out the detailed results of the SA by policy with Appendix 4 examining cumulative effects by theme/chapter of the Local Plan. Proposed site allocations are considered in [Appendix 5](#) and [Appendix 6](#) with reasonable alternatives also appraised. The summary findings of this assessment for policies and sites are presented in Tables A and B respectively.

Predictably, given the broad scope of the Local Plan, the policies of the plan have wide ranging effects on identified sustainability objectives, with collective and cumulative benefits for social, economic, and environmental objectives.

Effects of Policy

Strategic policies, set the spatial strategy (Policies SP02, SP03, SP04), and seek to direct and influence development proposals in response to matters of climate change, water management, the natural environment, the historic environment, infrastructure, and communities. The policies have a core role in securing the achievement of the vision and objectives of the Local Plan. They define what sustainable development is, where it is to be delivered, and what it looks like. These policies perform well across most sustainability objectives, providing certainty and opportunity for sustainable development, ensuring that development does not result in pressure on existing services and facilities, and by protecting those parts of the Borough most sensitive to change and increases in activity.

The environmental policies of the plan cover a broad range of subjects and applying diverse measures to manage and shape developments. This includes policies which protect (Policy DM11), designate (Policy DM12), guide and influence across themes of land use (Policy DM09), natural and

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built features (Policy DM07), site conditions (Policy DM14), character and appearance (Policy DM16), operational effects (Policy DM13), and lasting effects on the wider environment (Policy DM01, Policy DM04, and Policy DM08).

Both individually and cumulatively the policies within this chapter of the Local Plan Part are assessed to have positive to significant positive effects for environmental sustainability objectives. This is particularly the case for landscape objectives with policies defining the type, form, and scale of development acceptable across large parts of the borough including within the Green Belt, Forest of Bowland Area of Outstanding Natural Beauty, and the open countryside. Policies also seek to protect natural features which contribute to the tranquillity, character, and quality of the rural environment such as trees and hedgerows, with design and open space guidance provided to influence how natural features are protected and integrated into development proposals.

The protection of the natural environment in turn benefits ecology and Green Infrastructure by safeguarding those assets and features most important in supporting these objectives. Policies also seek to ensure that development proposals contribute the natural assets of the Borough, achieving net gains for these objectives in the longer term. There are also benefits for flood risk, water, and soil quality objectives, with these resources protected from permanent loss or degradation ensuring that natural resources are used in a sustainable way, that flood risk is not increased, and that soils are safeguarded. Neutral to positive effects are assessed for climate change, with natural assets beneficial for climate change resilience also protected (For example the role of natural vegetation and peat bogs in slowing and absorbing flood water and carbon), and design and construction standards applied to new developments enhancing their energy efficiency and helping to reduce greenhouse gas emissions.

The policies of the environmental chapter also have benefits for social objectives by safeguarding the assets of the borough which are important for safe, healthy, and vibrant communities, enabling continued access to sources of recreation available within the countryside, and protecting those features and qualities which contribute positively to the identity and culture of the borough's communities. Economic benefits are identified for the effects of environmental policies, with the protection of the environment benefitting tourism by ensuring that the Borough remains a desirable place to visit and invest in.

The restrictive and directive nature of the policies contained within this chapter do however have some adverse effects for housing objectives by reducing the opportunity and scope to meet housing needs at certain locations within the Borough. The adverse effects caused by environmental policies for these objectives is however limited by the availability of land to meet housing needs elsewhere within the Borough, including the allocation of sites through the Local Plan, with sufficient opportunities provided to ensure that the housing requirements of the plan area are met in full outside of restrictive designations identified within the environmental chapter.

Overall, policies within the Communities section of the plan are assessed to support housing objectives. The promotion of affordable housing delivery, housing mix, and quality housing, together with clarification provided for proposals to extend or convert buildings for housing, housing in the open countryside, and communal housing enables the delivery of a diverse range of house types and sizes across large parts of the Borough. This helps to increase opportunities for housing which are suitable in response to the needs of their occupiers and secure an increase in the standard of housing.

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The delivery of new housing will also help address ongoing issues of deprivation, improve health and wellbeing, and reduce instances of overcrowding and concealed households meaning with positive effects for social objectives. This is achieved through the allocation of specific sites for housing (Policy AL01), guidance to secure affordable housing (Policy DM23).

Whilst the proposed housing requirement of 140dpa reflects the minimum housing requirement of Pendle as established using the standard methodology, analysis undertaken through the HEDNA raises questions as to the accuracy of data underpinning this approach in establishing the future demographic needs of the borough. With reference to the 2021 census and more recent demographic data the HEDNA highlights that the natural growth requirements of Pendle could be substantially higher. Monitoring of the Local Plan and its effects on overcrowding and household formation, and the evolution of evidence of demographic growth is likely to be necessary in the early part of the plan period, with a review of the plan likely necessary should indicators show the need for a higher housing requirement.

Whilst the proposed housing requirement will provide for some jobs growth over the plan period, the number of jobs provided is not sufficient to support projected or committed economic growth. The danger being that the housing requirement could act as a drag on the economy and deter investment. The Retail and Leisure Capacity Study also shows that the housing requirement could lead to increased vacancy at the borough's high streets. Monitoring of committed development and the composition and health of the borough's employment sites and high streets will be important over the plan period to understand the effects of the proposed housing requirement on the economy. This is especially important in the context of high unemployment, low economic activity, and outward commuting.

The Communities section of the plan contains a suite of policies which aims to support the health and wellbeing of residents, to protect and maintain community facilities, and ensure that communities have an effective voice through the planning process. These policies have positive effects for social objectives owing to the requirement to consider health and wellbeing within development proposals and responses required as a result. The policies also promote and give rise to opportunities to expand existing community facilities and services which helps reduce the need to travel and promotes self-sufficiency. This approach benefits both sustainability and social objectives.

The economic policies of the Local Plan generally contribute positively across most sustainability objectives. The economic policies of the Plan largely focus on a strategy of protection, renewal, and diversification of existing employment and commercial sites supporting objectives to regenerate the borough and make effective use of developed land. This approach recognises the key role these sites fulfil in the local economy and their essential function within the everyday lives of residents and the workforce of the Borough. Such sites are, in most cases, within or closely related to the sustainable settlements of the Borough and are readily accessible to residents by foot, bicycle and public transport, as well as road infrastructure. This helps to reduce the length of journeys undertaken and promote sustainable modes of travel to access employment, but also ensures that economic sites meet the operational needs and requirements of businesses with minimal adverse effects caused for wider uses.

The focus of policy on existing sites for economic development helps to safeguard undeveloped land from permanent loss. This is beneficial to environmental objectives, most significantly landscape and biodiversity objectives, where commercial development and operations could result in permanent harm owing to the scale, and often intensive nature, of commercial/industrial operations. The

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approach of the policies will also benefit water quality preventing pollution at new sites and addressing water quality and environmental quality at existing employment sites through redevelopment proposals. It will prevent the permanent loss of soils to development, and safeguard air quality in rural areas.

Policies AL01 and AL02 of the plan allocate land for the development of housing and/or employment land to meet the development requirements of the plan. Sites are identified in response to spatial/settlement needs depending on the number of recorded completions and commitments to accord with and implement the spatial strategy (as set out in Policies SP02, SP03, and SP04) to provide for a sustainable pattern of development. As well as being examined through the Sustainability Appraisal, sites have been screened the HRA, and been thoroughly examined through the site selection process along with reasonable alternatives. The Sustainability Appraisal therefore forms part of this evidence base, to be taken into account when determining which sites should be selected for allocation.

The portfolio of sites provided through the Local Plan provide for a broad variation of location, type, and size of site to cater to housing market demand and provide for enhanced levels of delivery. Sites are identified at most settlements where there is an identified residual need. In some instances, there is a need to develop greenfield sites in order to meet needs, owing to the absence of sufficient available and deliverable sites in that settlement. The development of brownfield sites has been prioritised as far as possible through Policy AL01 balancing deliverability and suitability alongside aspirations to protect the natural resources and landscape of Pendle.

Allocated sites ensure that the housing needs as identified by the housing requirement are met in full. In this way the sites have a positive effect for housing objectives. The allocation of sites, and opportunity provided to access and own a new home built to a high quality and of sufficient size to meet needs, also has positive effects for social objectives. Sites are also located with generally good accessibility to existing services, shops, sources of employment, education, and are located close to public transport routes. The location of sites and their accessibility therefore helps to reduce the reliance on travel by car, promotes active travel, and supports economic growth by providing labour close to existing employers and employment sites.

Table A (overleaf), shows the assessed individual and cumulative effects of each proposed policy on sustainability objectives as summarised above.

Table A – Summarised effects of Policies of the Draft Local Plan

[illegible]

Policy Reference	Sustainability Objectives													
	SO1: Meet the housing needs of all	SO2: Achieve a strong and stable economy	SO3: Regenerate, social deprivation, rural vitality	SO4: Improve health and wellbeing	SO5: Promote sustainable travel	SO6: Efficient use of land. Safeguard soils	SO7: Conserve water quality and resources	SO8: Reduce the risk of flooding	SO9: Improve air quality	SO10: Reduce emissions. Adapt to climate change.	SO11: Sustainable use of natural resources. Sustainable waste	SO12: Conserve enhance Biodiversity,	SO13: Conserve enhance historic environment.	SO14: Conserve enhance landscape/townscap
DM12	0	0	+	++	+	0	+	+	+	+	0	+	+	+
DM13	0	0	+/-	++	+	+	+	~	+	+	~	+	~	+
DM14	?	?	+/-	++	0	+	+	~	+	+	+/-	+	+/-	+/-
DM15	0	0	+	+	~	++	+	++	~	++	++	+	~	+
DM16	+	+	+	++	+	+	++	+	+	+	++	+	+	+
DM17	~	0	+	+	~	~	~	~	~	~	~	~	+	+
DM18	?	?	+	+	~	?	~	~	~	?	~	~	++	+
DM19	0	0	+	+	+	?	+	0	+	0	~	+	++	++
DM20	-	-	+/-	+/-	+	++	?	0	0	+	+	0	?	+
DM21	+	+	++	++	+	+	+	+	+	+	+	0	0	+
DM22	+	+	+	+	?	+	?	~	?	?	~	0	0	0
DM23	+	+	+	+	0	+	0	?	0	0	~	0	0	0
DM24	+	0	+	+	0	+	+	+	0	+	+	0	0	0
DM25	+	0	+	+	0	+	+	+	0	+	+	0	+	+
DM26	+	+	+	+	0	+	0	0	0	0	+	0	+	+
DM27	+	+	+	+	0	0	0	0	0	0	~	0	?	0
DM28	+	+	+	+	+	0	~	~	+	0	~	0	0	0
DM29	+	~	+	+	+	~	~	0	0	0	+	0	0	0
DM30	~	~	+	++	~	+	+	~	+	+	?	+	~	~
DM31	0	0	+	++	+	0	0	+	+	+	0	+	?	+
DM32	~	~	+	++	++	+	~	~	++	++	~	~	~	~
DM33	~	0	+	++	~	~	~	~	~	~	?	~	+	+
DM34	~	~	+	+	+	~	~	+	~	~	~	~	~	~
DM35	~	~	+	+	+	~	~	~	~	+	~	~	~	~
DM36	~	+	+	+	+	+	~	+	?	+	+	+	0	0
DM37	0	0	0	+	0	0	~	0	0	0	~	~	0	+

Policy Reference	Sustainability Objectives													
	SO1: Meet the housing needs of all	SO2: Achieve a strong and stable economy	SO3: Regenerate, social deprivation, rural vitality	SO4: Improve health and wellbeing	SO5: Promote sustainable travel	SO6: Efficient use of land. Safeguard soils	SO7: Conserve water quality and resources	SO8: Reduce the risk of flooding	SO9: Improve air quality	SO10: Reduce emissions. Adapt to climate change.	SO11: Sustainable use of natural resources. Sustainable waste	SO12: Conserve enhance Biodiversity,	SO13: Conserve enhance historic environment.	SO14: Conserve enhance landscape/townscap
DM38	?	0	0	0	0	?	?	?	0	0	?	?	0	0
DM39	?	+	+	0	+	?	?	?	+	+	?	0	0	0
DM40	0	++	+	+	+	+	0	0	+	0	+	0	0	0
DM41	0	++	+	+	++	++	0	0	0	0	+	0	?	0
DM42	+	++	++	+	+	++	0	0	+	+	+	+	+	+
DM43	+	+	+	++	++	+	?	0	+	+	?	0	+	+
DM44	?	+	++	+	0	+	0	0	0	0	+	+	0	0
DM45	?	+	+	0	-	0	0	0	0	0	?	0	0	0
DM46	?	+	+	+	-	+	?	0	?	?	+	0	0	0
AL01	+	+	+	+	+	+	+/-	+/-	+	+	+	+	0	+
AL02	?	+	+	+	+	-	-	-	0	0	-	-	0	-

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Effects of Sites

Site allocations are made through Policies AL01 and AL02. Each identified site has differing effects on sustainability objectives owing to site specific factors. The scale and location of this supply is intended to be responsive to residual housing and employment needs of the Borough, aligned to the proposed spatial strategy as set out in Policies SP02 and SP03. In accordance with Policy SP02, the sites selection process has made effort to promote deliverable opportunities for sustainable growth and support regeneration of the borough's urban areas, with growth distributed proportionately across the borough's spatial areas. This includes the prioritisation of housing delivery at brownfield sites. The spatial approach adopted secures the delivery of a coordinated strategy for housing and employment with identified sites accessible to key employment locations and existing services, facilities and shops, and public transport. National policy aims to support small housebuilders with the identification of smaller sites is reflected within the selection of sites with sites under 1ha making up over 10% of the supply identified to meet residual needs. The preferred approach also provides market choice, opportunities to diversify the housing stock, and a range of sites geared to promote strong levels of housing delivery.

The allocation of sites for development generally supports social sustainability objectives, by enabling increased opportunity to access new quality homes which address housing need (including affordable housing) promoting home ownership, higher standards of living, and reduce inequality. This should help to tackle high levels of deprivation which are particularly significant within the M65 Corridor. The development of housing also benefits economic objectives with linked positive effects for the local economy arising from the construction of housing and their future occupation and role that their occupiers play in supporting the local economy. The allocation of specific employment sites helps to support the delivery of the employment land requirements of the plan, in alignment with the spatial strategy, and through the expansion of existing economic sites.

Environmental objectives are also generally supported by allocated sites, owing to the preference given towards brownfield land, the limited role these sites fulfil for environmental factors, the benefits brought by allocations in safeguarding areas critical for addressing climate change, maintaining air quality, maintaining natural resources, protecting habitats and natural landscapes of special quality and character. Many of the sites identified are affected by flood risk and water quality issues owing to the character of the sites selected and the geography of the borough. Careful management of these issues will be necessary through site specific policy. There is site specific variation in environmental effects depending on current conditions and the role the site fulfils within the wider environment. Greenfield sites needed to fulfil land requirements, inevitably have more significant and adverse effects for environmental objectives than their brownfield alternatives, however the role of greenfield sites within the plan is highly limited, and only where local conditions or context justifies the development of these sites.

The allocation of sites also further benefits environmental objectives by enabling the implementation of the environmental policies of the plan. The allocations complete the spatial strategy providing certainty as to where and what development needs will be met. This assists in directing and determining the form, location, and type of development, which is allowed, to be implemented effectively over the plan period. It helps to safeguard the most sensitive and valued areas of the Borough from loss or harm to inappropriate forms of development which would have a much more significant effect on environmental objectives if allowed to come forward in an unconstrained manner.

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Table B, which shows the assessed individual and cumulative effects of each proposed site allocation on sustainability objectives is provided overleaf.

Overall Conclusions and Key Recommendations

The Local Plan is to be read as a whole. In this way, the policies and allocations of the Local Plan are considered to deliver the net gains for social, economic, and environmental objectives expected of sustainable development as outlined within the NPPF. The Local Plan can therefore be concluded to form an appropriate strategy, noting the borough's unique qualities, character and constraints as evidenced by the baseline conditions. Subject to continued monitoring and consistent implementation its strategy will be effective in securing and promoting the sustainable development and growth of the Borough.

To ensure that adverse effects caused by the development of allocated sites identified through the Local Plan are minimised and kept to a temporary nature, it is recommended that site specific policies set out mitigation measures to reduce effects caused by the development on environmental objectives where this is possible. This may relate to flood risk and drainage, ecology, landscape, or other effects and is set out in greater detail on a site-specific level. Mitigation measures proposed are set out within the site appraisal summary found in Section 5 of this report and through the site appraisals provided within Appendices 5 and 6 of the SA.

It is also recommended that an effective monitoring framework is adopted to ensure that the implementation of policies and development of sites in line with requirements is examined to confirm the effectiveness of policy, to review the accuracy of the appraised effects of the plan through this SA, confirm the impacts of the Local Plan on sustainability objective, and consider whether there is need for intervention or review. This is necessary in evaluating how a number of policies effect Pendle's historic environment, and how the housing requirement affects demographic change, and economic growth. Recommended indicators for the Local Plan are set out in Appendix 8 of the SA and are shown in full in Appendix 10 of the Local Plan Preferred Options Report.

Table B: Summary of Assessment of Preferred Sites for Allocation

Site Allocation Reference	Sustainability Objectives													
	Meet the housing needs of all	Achieve a strong and stable economy	Regenerate, social deprivation, rural vitality	Improve health and wellbeing	Promote sustainable travel	Efficient use of land. Safeguard soils	Conserve water quality and resources	Reduce the risk of flooding	Improve air quality	Reduce emissions. Adapt to climate change.	Sustainable use of natural resources. Sustainable waste	Conserve enhance Biodiversity, geodiversity, GI	Conserve enhance historic environment.	Conserve enhance landscape/townscape character
P013 (E)	+	+	+	+	+	-	-	-	0	0	0	-	0	-
P026 (H)	++	+	+	+	+	++	-	-	0	+	0	0	0	+
P052 (H)	+	0	+	+	+	++	-	-	0	+	0	-	+	+
P060 (H)	+	+	++	+	+	++	-	-	0	+	0	0	0	+
P064 (H)	+	+	+	+	+	++	-	-	0	+	0	0	+	+
P067 (H)	+	0	+	+	+	+/-	-	-	0	-	-	0	0	-
P237 (H)	++	+	0	0	+	+/-	-	-	0	0	-	0	0	0
P257 (H)	+	+	+	+	+	++	-	-	0	+	0	0	0	0
P267 (H)	+	+	++	+	+	++	0	0	0	+	0	0	0	+
P309 (E)	+	+	+	+	+	++	-	-	0	+	0	-	0	0
P326 (H)	+	+	+	0	+	++	0	-	0	+	0	0	0	0

Key: Housing site (H), Employment site (E)

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What are the next steps?

This SA Report is being consulted on alongside the first draft of the Local Plan. This is known as the Preferred Options Report, as it sets out what the Council believes to be the best suite of policies and site allocations to meet the future development needs of the Borough. The SA is an iterative process. Comments made on the Local Plan and the SA during this consultation event will be considered and taken into account, together with any further evidence and dialog with statutory consultees, before the Council consults on the publication version of the Local Plan.

Consultation

We would welcome your views on this Sustainability Appraisal report.

You can comment as part of the six week public consultation on the Pendle Local Plan, being held in accordance with [Regulation 18 of The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#), as amended.

The consultation will take place from:

9:00am Monday ?? June 2023 to 5:00pm Monday ?? July 2023

Comments should be sent to:

Pendle Council
Planning Policy
Town Hall
Market Street
Nelson
BB9 7LG

E: planningpolicy@pendle.gov.uk

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Scope and Purpose of the Appraisal

1. Scope and Purpose of the Appraisal

- 1.1 This Sustainability Appraisal ["SA"] Report relates to the Preferred Options Report of the Fourth Revision Pendle Local Plan ["the Local Plan"].
- 1.2 Under [Section 19\(5\) of the Planning and Compulsory Purchase Act 2004](#), the Council is required to carry out SA when preparing new plans or programmes. This process helps to guide the selection and development of planning policies by considering their social, environmental and economic effects. Section 39 of the same Act requires the Council to prepare a plan with the objective of contributing to the achievement of sustainable development.
- 1.3 The SA process incorporates the requirements of [Environmental Assessment of Plans and Programmes Regulations 2004](#) (Statutory Instrument 2004 No. 1633). Hereafter referred to as the SEA Regulations.
- 1.4 This seeks to provide a high level of protection to the environment, by integrating environmental considerations into the plan making process. The stated aim being:
"To contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."
- 1.5 Paragraph 32 of the 2021 National Planning Policy Framework ["NPPF"] states that local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meet the relevant requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains).
- 1.6 Paragraph 32 continues setting out that significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).
- 1.7 [Section 11](#) of the Planning Practice Guidance confirms the Sustainability Appraisal as a systematic process that must be carried out during the preparation of local plan. Its role is to promote sustainable development, assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. The Sustainability Appraisal process is an opportunity to consider ways by which the plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. It can be used to test evidence underpinning the plan and help to demonstrate how the tests of soundness have been met. The Sustainability Appraisal is an iterative process informing the development of the plan.

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- 1.8 In this context, SA is an integral part of the preparation of the Local Plan. SA of the Local Plan will help to ensure that the likely social, economic and environmental effects of the Plan are identified, described and appraised. Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. SA will also help to inform the selection of plan options by appraising reasonable alternatives in respect of, in particular, different volumes of growth and site allocations.

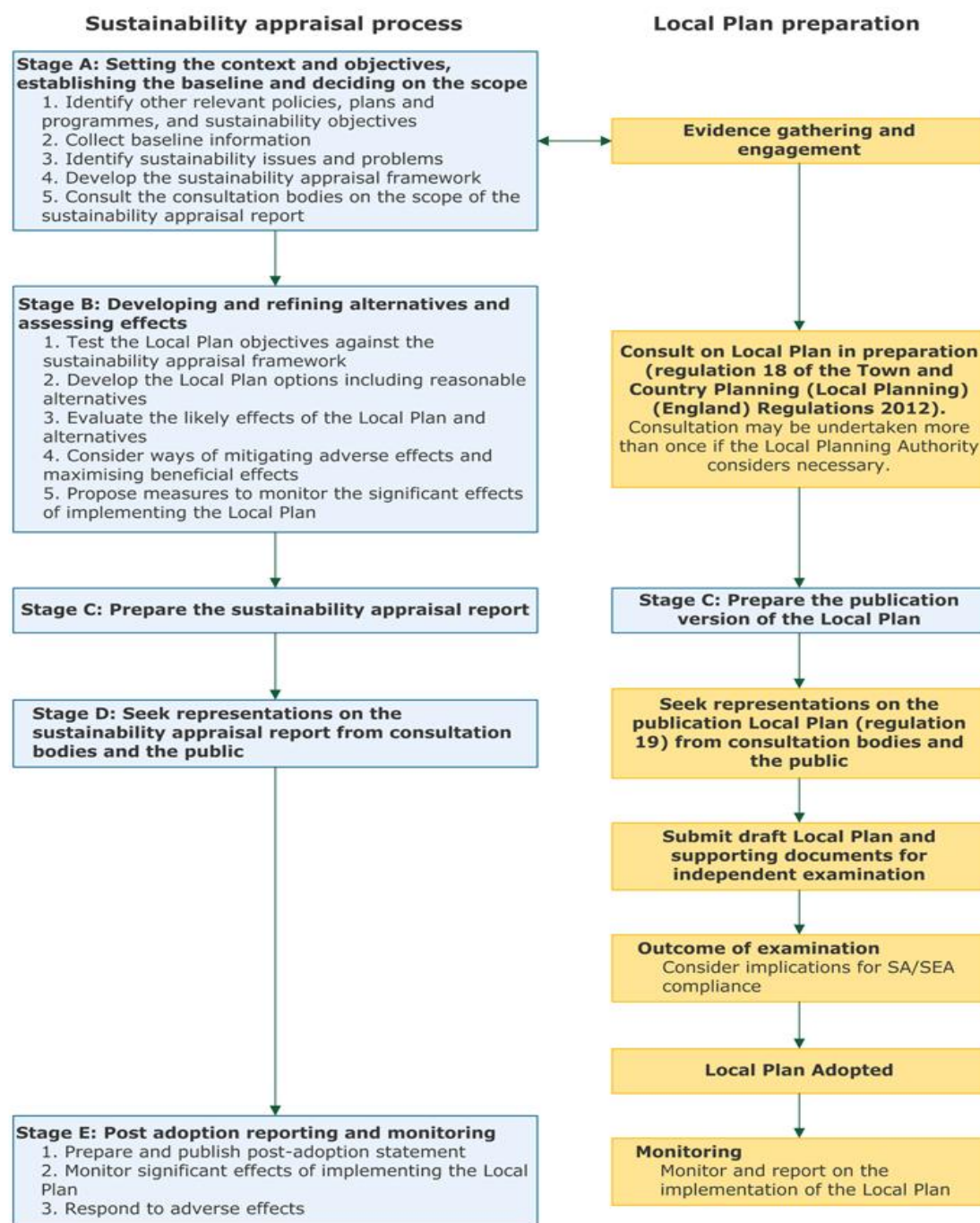
Stages in the Sustainability Appraisal Process

- 1.9 There are five key stages in the SA process. These are illustrated in Figure 1.1, which shows key linkages with the development of the Local Plan.
- 1.10 The first stage (Stage A) led to the production of a Scoping Report. The scoping stage itself comprises five tasks that are listed below:
1. Review of other relevant policies, plans, programmes and strategies (hereafter referred to as 'plans and programmes').
 2. Collation and analysis of baseline information.
 3. Identification of key sustainability issues.
 4. Development of the SA Framework.
 5. Consultation on the scope of the appraisal.
- 1.11 Following the conclusion of scoping consultation, the SA Framework was amended to take into account consultation responses as appropriate. The revised SA Framework has been used to appraise the effects of the emerging Local Plan in terms of the key plan components (policies and site allocations including the reasonable alternatives) (Stage B). This stage is iterative and has evolved with the development and refinement of the Local Plan through the testing the sustainability strengths and weaknesses of the emerging Plan options, taking into account new evidence, changes in policy, and changing needs.
- 1.12 The final SA Report will accompany the Submission Draft Local Plan. Like any interim SA Reports, this will meet the reporting requirements of the SEA Regulations. The final SA Report will be available for consultation alongside the Local Plan, prior to an Examination in Public ["EIP"]. The EIP will be carried out by an independent planning inspector appointed by the Secretary of State (Stage D).
- 1.13 Any significant changes are required to the Local Plan following the EIP,² may require further appraisal. As soon as reasonably practicable after the adoption of the Local Plan the Council will issue a Post Adoption Statement. This will set out the results of the consultation and SA processes and the extent to which the findings of these have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (Stage E).

² Any significant changes are referred to as Main Modifications

Scope and Purpose of the Appraisal

Figure 1.1 The sustainability appraisal process and linkages to Local Plan preparation



Source: Planning Practice Guidance on Strategic environmental assessment and sustainability appraisal (Ministry of Housing, Communities & Local Government, 2015)

Scope and Purpose of the Appraisal

2. Review of Plans and Programmes

2.1 Introduction

- 2.1.1 One of the first steps in undertaking SA is to identify and review other relevant plans and programmes that could influence the Local Plan. The requirement to undertake a plan and programme review and identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Regulations. An ‘Environmental Report’ required under the SEA Regulations should include:

“An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes” to determine “the environmental protection objectives, established at international (European) community or national level, which are relevant to the plan or programme...and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex 1 (a), (e)).

- 2.1.2 For the purposes of SA, the SA Report should also meet the requirements of the Environmental Report required under the SEA Regulations.
- 2.1.3 Plans and programmes relevant to the Local Plan may be those at an International, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the local plan and these other documents i.e. how the local plan could be affected by the other plans’ and programmes’ aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the SA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.
- 2.1.4 The completed review of plans and programmes has been used to help to inform the development of objectives and guide questions that comprise the SA framework (see [Section 4](#)).

2.2 Plans and Programmes

- 2.2.1 Over one hundred international, national, regional/sub-regional and local level plans and programmes have been reviewed. These documents are listed in Table 2.1 and their relevance is considered within [Appendix 1](#).

Table 2.1 Plans and programmes reviewed

International Treaties, Conventions, Agreements & Protocols
<ul style="list-style-type: none"> • Ramsar Convention (1971) • UNESCO World Heritage Convention (1972) • Bern Convention (1979) • The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) (1985) • World Commission on Environment and Development (1987): Our Common Future (The Brundtland Report) • The European Convention on the Protection of Archaeological Heritage (Valetta Convention) (1992) • Aarhus Convention (1998)

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- The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)
- European Landscape Convention 2000 (became binding March 2007)
- The Paris Agreement (2015)
- The Glasgow Climate Pact (2021)

European Union Directives, Strategies & Policy Packages

- EU Directives on Environmental Impact Assessment (Codified Directive 2011/92/EU and Revised Directive 2014/52/EU)
- European Council Directive 91/271/EEC for Urban Waste-water Treatment
- European Commission (EC) (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21)
- EU Nitrates Directive (91/676/EEC)
- EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments
- EU Packaging and Packaging Waste Directive (94/62/EC)
- EU Drinking Water Directive (98/83/EC)
- EU Directive on the Landfill of Waste (99/31/EC)
- EU Water Framework Directive (2000/60/EC)
- EU 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Regulations)
- EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings
- EU Environmental Noise Directive (Directive 2002/49/EC)
- EU Bathing Waters Directive 2006/7/EC
- EU (2006) European Employment Strategy
- EU (2006) Renewed EU Sustainable Development Strategy
- EU Floods Directive 2007/60/EC
- EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)
- EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)
- EU Directive on the Conservation of Wild Birds (09/147/EC) (codified version of Council Directive 79/409/EEC as amended)
- EU Renewable Energy Directive (2009/28/EC)
- EU (2011) EU Biodiversity Strategy to 2020 – towards implementation
- EU 2020 Climate & Energy Policy Package (European Commission, 2008)
- EU 2030 Framework for Climate and Energy Policies (European Commission, 2014)
- The European Union Directive 2010/75/EU – the Industrial Emissions Directive
- ‘Closing the loop - An EU Action Plan for the Circular Economy’ policy package (European Commission, 2015)
- EU Seventh Environmental Action Plan (covers up to 2020)

National Plans and Programmes: UK Legislation

- HM Government (1979) Ancient Monuments and Archaeological Areas Act 1979
- HM Government (1981) Wildlife and Countryside Act 1981
- HM Government (1990) Planning (Listed Building and Conservation Areas) Act 1990
- HM Government (2000) Countryside and Rights of Way Act 2000
- HM Government (2005) Securing the future - delivering UK sustainable development strategy.
- HM Government (2005) Clean Neighbourhoods and Environment Act 2005
- HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006
- HM Government (2008) The Climate Change Act 2008
- HM Government (2010) The Conservation of Habitats and Species Regulations 2010
- HM Government (2010) Flood and Water Management Act 2010
- HM Government (2011) Carbon Plan: Delivering our Low Carbon Future
- HM Government (2011) Water for Life, White Paper
- HM Government (2011) The Localism Act 2011
- HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013
- HM Government (2015) Deregulation Act 2015
- HM Government (2015) Self-Build and Custom Build Act 2015
- HM Government (2016) Housing and Planning Act 2016

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- HM Government (2021) The Environment Act 2021

National Plans and Programmes: UK Strategies, Plans & Papers

- Department for Business, Energy and Industrial Strategy (2020) Energy White Paper: Powering our Net Zero Future.
- Department for Communities and Local Government (DCLG) (2011) Planning for Schools Development
- DCLG (2011) Laying the Foundations: A Housing Strategy for England
- DCLG (2014) National Planning Policy for Waste
- DCLG (2014) Written Statement on Sustainable Drainage Systems
- DCLG (2015) Planning Policy for Traveller Sites
- MHCLG (2014 and subsequently updated) Planning Practice Guidance
- MHCLG (2021) National Planning Policy Framework
- MHCLG (2021) Planning for the Future
- Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future
- DCMS (2007) Heritage Protection for the 21st Century - White Paper
- DCMS (2008) Play Strategy for England
- Department for Education (2014) Home to School Travel and Transport Guidance
- Department of Energy and Climate Change (DECC) (2009) UK Renewable Energy Strategy
- DECC (2014) Community Energy Strategy
- Department for Food and Rural Affairs (Defra) (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland
- Defra (2007) Strategy for England's Trees, Woods and Forests
- Defra (2009) Safeguarding Our Soils: A Strategy for England
- Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services
- Defra (2011) Natural Environment White Paper: The Natural Choice: Securing the Value of Nature
- Defra (2012) UK post 2010 Biodiversity Framework
- Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate
- Defra (2013) Waste Management Plan for England
- Defra (2019) UK Clean Energy Strategy
- Defra (2023) Environmental Improvement Plan
- Department for Transport (DfT) (2013) Door to Door: A strategy for improving sustainable transport integration.
- Environment Agency (EA) (2011) The National Flood and Coastal Erosion Risk Management Strategy for England
- Environment Agency (2013) Managing Water Extraction
- Forestry Commission (2005) Trees and Woodlands Nature's Health Service
- HM Government (2015) Fixing the foundations: creating a more prosperous nation.
- HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment
- HM Government (2019) Future Homes and Building Standard
- HM Government (2022) Levelling Up White Paper
- HM Government (2022) British Energy Security Strategy
- Historic England (2015) Historic Environment Good Practice Advice in Planning Note 1
- NHS England (2014) Five Year Forward View

Regional Plans and Programmes

- Environment Agency (2015) Water for life and livelihoods: North West river basin district basin management plan (Updated)
- Environment Agency (2015) Water for life and livelihoods: Humber river basin district river basin district basin management plan (Updated)
- Environment Agency (2016) North West River Basin District Management Plan
- Environment Agency (2009) Ribble Catchment Flood Management Plan
- Environment Agency (2010) Aire Catchment Flood Management Plan
- Network Rail (2008) Lancashire and Cumbria Route Utilisation Strategy
- Northwest Climate Change Partnership (2011) Green Infrastructure to Combat Climate Change: A Framework for Action in Cheshire, Cumbria, Greater Manchester, Lancashire, and Merseyside
- United Utilities (2019) Water Resources Management Plan
- Yorkshire Water (2019) Water Resources Management Plan

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Sub Regional (County) Plans and Programmes

- Lancashire County Council (2000) Landscape Strategy for Lancashire and Landscape Character Assessment
- Lancashire County Council (2002) Lancashire Historic Landscape Characterisation Programme
- Lancashire County Council (2007) Minimising Waste in New Developments Supplementary Planning Document (SPD)
- Lancashire County Council (2009) Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD 2001-2021
- Lancashire County Council (2009) Lancashire Climate Change Strategy 2009-2020
- Lancashire County Council (2011) Local Transport Plan (LTP3): A Strategy for Lancashire 2011-2021
- Lancashire County Council (2013) Joint Lancashire Minerals and Waste Development Framework Site Allocation and Development Management Policies DPD 2001-2021
- Lancashire County Council (2013) Lancashire Health and Wellbeing Strategy
- Lancashire County Council and Blackburn with Darwen Borough Council (2014) East Lancashire Highways and Transport Masterplan 2014 – 2021
- Lancashire County Council (2021) Lancashire Flood Risk Management Strategy 2021-2027
- Lancashire County Council (2019) Joint Lancashire Local Aggregate Assessment
- Lancashire County Council (emerging) Joint Lancashire Minerals and Waste Local Plan Review
- Lancashire County Council (emerging) Lancashire Walking and Cycling Strategy 2016-2026
- Forest of Bowland Area of Outstanding Natural Beauty Partnership (2019) AONB Management Plan 2019 - 2024
- An Integrated Economic Strategy Pennine Lancashire 2009-2020
- Pennine Lancashire Growth and Prosperity Plan 2016-2032
- Pennine Lancashire Leaders and Chief Executives (2009) Pennine Lancashire Housing Strategy 2009-2029
- Lancashire Economic Partnership (2009) The Lancashire Green Infrastructure Strategy
- Lancashire Enterprise Partnership (2014) Lancashire Strategic Economic Plan: A Growth Deal for the Arc of Prosperity 2015-2025
- Lancashire Economic Partnership (2015) The Lancashire Skills and Employment: Strategic Framework 2016 – 2021
- Regenerate Pennine Lancashire (2010) Northern Lights: Finding a Future for the Weaving Sheds of Pennine Lancashire
- Regenerate Pennine Lancashire (2013) Pennine Lancashire Investment Plan (PLIP)
- Lancashire Biodiversity Partnership (2011) Lancashire Biodiversity Action Plan
- Authorities of the Lancashire Waste Partnership (2008) Rubbish to Resource Waste Management Strategy for Lancashire 2008-2020
- Maslén Environmental (2010) South Pennines Renewable and Low Carbon Energy Study
- Burnley and Pendle Councils (2012) Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Burnley and Pendle

Local Plans and Programmes

- Pendle Borough Council (2005) Brierfield Canal Corridor (Housing) Planning Brief Supplementary Planning Document (SPD)
- Pendle Borough Council (2006) The Replacement Pendle Local Plan 2001 – 2016
- Pendle Borough Council (2007) Pendle Parks Strategy 2007-2017
- Pendle Borough Council (2008) Conservation Area Design and Development Guidance Supplementary Planning Document (SPD)
- Pendle Borough Council (2008) Pendle Partnership, Our Pendle our future: Pendle's Sustainable Community Strategy 2008-2018
- Pendle Borough Council (2009) Design Principles Supplementary Planning Document (SPD)
- Pendle Borough Council (2010) Railway Street Neighbourhood, Brierfield Supplementary Planning Document (SPD)
- Pendle Borough Council (2010) Pendle Biodiversity Audit
- Pendle Borough Council (2011) Bradley Area Action Plan 2011 – 2021
- Pendle Borough Council (2013) Jobs and Growth Strategy for Pendle 2013 – 2023
- Pendle Borough Council (2013) Private Sector Housing Renewal Policy
- Pendle Borough Council (2014) Housing Strategy Refresh
- Pendle Borough Council (2015) Pendle Local Plan Part 1: Core Strategy 2011 – 2030
- Pendle Borough Council (2016) Pendle Cycling Strategy 2016-21

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- Pendle Borough Council (2019) Pendle Green Infrastructure Strategy
- Pendle Borough Council (2019) Pendle Open Space Audit
- Pendle Borough Council (2021) Pendle Strategic Flood Risk Assessment Part 1
- Pendle Borough Council (2021) Nelson Masterplan
- Pendle Borough Council (Various Dates) Pendle Borough Conservation Area Maps and Appraisals
- Pendle Borough Council, Rossendale Borough Council, Burnley Borough Council (2016) The Rossendale, Burnley and Pendle Playing Pitch Strategy
- Barrowford Parish Council (2019) Barrowford Parish Neighbourhood Plan
- Colne Town Council (emerging) Colne Neighbourhood Plan
- Kelbrook and Sough Parish Council (emerging) Kelbrook and Sough Neighbourhood Plan
- Trawden Forest Parish Council (2019) Trawden Forest Neighbourhood Plan

Neighbouring Plans and Programmes

- Craven District Council (2019) Craven Local Plan
- City of Bradford Metropolitan Borough Council (emerging) Bradford Core Strategy
- Calderdale Metropolitan Borough Council (2023) Calderdale Local Plan
- Burnley Borough Council (2018) Burnley Local Plan
- Ribble Valley Borough Council (2014) Ribble Valley Core Strategy 2008 – 2028

2.3 Key Messages

2.3.1 The review of plans and programmes in [Appendix 1](#) has identified a number of objectives and policy messages relevant to the Local Plan and scope of the SA across the following topic areas (developed to include the topics required by the SEA Regulations):

- Biodiversity and Green Infrastructure
- Population and Community
- Health and Wellbeing
- Transport and Accessibility
- Land Use, Geology and Soil
- Water
- Air Quality
- Climate Change
- Material Assets
- Cultural Heritage
- Landscape

2.3.2 These messages are summarised in Table 2.2 (overleaf) together with the key sources and implications for the SA Framework. Only the key sources are identified; however, it is acknowledged that many other plans and programmes could also be included.

Baseline Analysis

Table 2.2 – Key messages arising from the review of plans and programmes

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
Biodiversity and Green Infrastructure		
<ul style="list-style-type: none"> Protect, restore and enhance biodiversity, including designated sites, priority species, habitats and ecological networks. Secure enhancement of habitats through new developments. Identify opportunities for green infrastructure provision. Identify opportunities for open space provision and enhancement. 	<p>Environment Act (2021), Environmental Improvement Plan (2023), Natural Environment White Paper: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF; The Lancashire Green Infrastructure Strategy (2009); Lancashire's Biodiversity Action Plan; Pendle Open Space Audit (2019); Pendle Biodiversity Audit (2010). 25 Year Environment Plan.</p>	<p>The SA Framework should include a specific objective relating to the protection, restoration and enhancement of biodiversity including the provision of new habitats, green infrastructure and open space within the Borough.</p>
Population and Community		
<ul style="list-style-type: none"> Address deprivation and reduce inequality through regeneration. Ensure social equality and prosperity for all. Provide high quality services, community facilities and social infrastructure that are accessible to all. Enable housing growth and deliver a mix of high-quality housing to meet local needs. Address quality deficiencies in the existing housing stock including issues of quality. Support appropriate development for Gypsy, Traveller and Travelling Showpeople accommodation even though there is no current identified need Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. Encourage economic diversification including growth in high value, high growth, and high technology economic sectors. Strengthen the visitor economy. Encourage rural diversification and support rural economic growth. Create local employment opportunities. Enhance skills in the workforce to reduce unemployment and deprivation. Improve educational attainment and ensure the appropriate supply of high-quality educational facilities. Promote the vitality of town centres and local shopping centres and support retail and leisure sectors. 	<p>NPPF; Planning Policy for Traveller Sites; Lancashire Strategic Economic Plan: A Growth Deal for the Arc of Prosperity (2014); The Lancashire Skills and Employment: Strategic Framework (2015).</p> <p>An Integrated Economic Strategy for Pennine Lancashire (2008); Pennine Lancashire Housing Strategy (2009); Jobs and Growth Strategy for Pendle (2013); Housing Strategy Refresh (2014); Bradley Area Action Plan (2011); Brierfield Canal Corridor (Housing) Planning Brief Supplementary Planning Document (2005); Railway Street Neighbourhood, Brierfield Supplementary Planning Document (SPD) (2010). Planning For the Future (2021), Nelson Masterplan (2021), Pennine Lancashire Growth and Prosperity Plan 2016-2032, Levelling Up White Paper (2022), An Integrated Economic Strategy Pennine Lancashire 2009-2020</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> addressing deprivation and promoting equality and inclusion. the provision of high-quality community facilities and services; the provision of high-quality housing to meet the needs of all communities; addressing quality issues within existing housing stock. the enhancement of education and skills irrespective of background and location. delivery of employment land that supports economic diversification and the creation of high quality, local jobs. support for rural diversification. the promotion of tourism and the visitor economy. enhancing town centres and local shopping centres. supporting services and facilities in rural areas.
Health and Wellbeing		
<ul style="list-style-type: none"> Promote improvements to health and wellbeing. Promote healthier lifestyles. Minimise noise pollution. Reduce crime and the fear of crime. Reduce anti-social behaviour. Ensure that there are appropriate facilities for the disabled and elderly. Deliver safe and secure networks of green infrastructure and open space. 	<p>NPPF; Lancashire's Health and Wellbeing Strategy (2014); Pendle's Sustainable Community Strategy (2008); Pendle Open Space Audit (2019).</p>	<p>The SA Framework should include a specific objective and/or guide questions relating to:</p> <ul style="list-style-type: none"> the promotion of health and wellbeing. the delivery of health facilities and services. the provision of open space and recreational facilities

Baseline Analysis

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
		<p>which help address deficiencies.</p> <ul style="list-style-type: none"> reducing crime, the fear of crime and anti-social behaviour
Transport and Accessibility		
<ul style="list-style-type: none"> Encourage sustainable transport and reduce the need to travel. Reduce traffic and congestion. Improve public transport provision. Encourage walking and cycling. Enhance accessibility to key community facilities, services and jobs for all. Ensure timely investment in transportation infrastructure to accommodate new development. Reduce road freight movements. 	<p>NPPF; Environmental Improvement Plan (2023), Lancashire and Cumbria Route Utilisation Strategy (2008); Local Transport Plan (LTP3): A Strategy for Lancashire (2011); East Lancashire Highways and Transport Masterplan (2014); Lancashire Walking and Cycling Strategy (emerging); An Integrated Economic Strategy Pennine Lancashire 2009-2020</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> reducing the need to travel, particularly by car. the promotion of sustainable forms of transport. encouraging walking and cycling. maintaining and enhancing accessibility to key facilities, services and jobs. reducing congestion and enhancing road safety. Investment in transportation infrastructure to meet future needs.
Land Use, Geology and Soil		
<ul style="list-style-type: none"> Encourage the use of previously developed (brownfield) land. Promote the re-use of derelict land and buildings. Reduce land contamination. Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. Promote high quality design. Avoid damage to, and protect, geologically important sites. Encourage mixed use development. 	<p>NPPF; Safeguarding Our Soils: A Strategy for England; Design Principles Supplementary Planning Document (SPD) (2009)</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> encouraging the use of previously developed land and buildings. reducing land contamination. avoiding the loss of Best and Most Versatile agricultural land. promoting high quality design including mixed use development.
Water		
<ul style="list-style-type: none"> Protect and enhance surface and groundwater quality. Improve water efficiency. Avoid development in areas of flood risk. Reduce the risk of flooding arising from new development. Ensure timely investment in water management infrastructure to accommodate new development. Promote the use of Sustainable Urban Drainage Systems. 	<p>Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Water for Life, White Paper; NPPF; Water for life and livelihoods: North West river basin district basin management plan (2015); Water for life and livelihoods: Humber river basin district basin management plan (2015); Water Resources Management Plans (2019); Ribble Catchment Flood Management Plan (2009); Aire Catchment Flood Management Plan (2010); Lancashire and Blackpool Local Flood Risk Management Strategy (2014). Flood and Coastal Flood Risk Statement (2020), Environment Act (2021), Environmental Improvement Plan (2023),</p>	<p>The SA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity and to minimising flood risk.</p>
Air Quality		
<ul style="list-style-type: none"> Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. 	<p>Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF, Environment Act (2021), Clean Air Strategy (2019), Environmental Improvement Plan (2023),</p>	<p>The SA Framework should include a specific objective and/or guide question relating to air quality.</p>

Baseline Analysis

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
Climate Change		
<ul style="list-style-type: none"> Minimise the effects of climate change. Reduce emissions of greenhouse gases that may cause climate change. Encourage the provision of renewable energy. Move towards a low carbon economy. Promote adaption to the effects of climate change. 	Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy (2009); NPPF; Lancashire Climate Change Strategy (2009); Green Infrastructure to Combat Climate Change: A Framework for Action in Cheshire, Cumbria, Greater Manchester, Lancashire, and Merseyside (2011); South Pennines Renewable and Low Carbon Energy Study (2010); Environment Act (2021) British Energy Security Strategy (2022). Environmental Improvement Plan (2023),	The SA Framework should include a specific objective relating to climate change mitigation and adaptation.
Material Assets		
<ul style="list-style-type: none"> Promote the waste hierarchy (reduce, reuse, recycle, recover). Ensure the adequate provision of local waste management facilities. Promote the efficient and sustainable use of mineral resources. Promote the use of local resources. Avoid the sterilisation of mineral reserves. Promote the use of substitute or secondary and recycled materials and minerals waste. Ensure the timely provision of infrastructure to support new development. Support the delivery of high-quality communications infrastructure. 	Waste Framework Directive; Landfill Directive; Waste Management Plan for England; NPPF; National Planning Policy for Waste; Authorities of the Lancashire Waste Partnership Rubbish to Resource Waste Management Strategy for Lancashire (2008); Joint Lancashire Minerals and Waste Development Framework Core Strategy (2009); Joint Lancashire Minerals and Waste Development Framework Site Allocation and Development Management Policies DPD (2013); Future Homes and Building Standard (2019). Environmental Improvement Plan (2023),	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> promotion of the waste hierarchy. the sustainable use of minerals. investment in infrastructure to meet future needs.
Cultural Heritage		
<ul style="list-style-type: none"> Conserve and enhance cultural heritage assets and their settings. Maintain and enhance access to cultural heritage assets. Respect, maintain and strengthen local character and distinctiveness. Improve the quality of the built environment. 	NPPF; Northern Lights: Finding a Future for the Weaving Sheds of Pennine Lancashire (2010); Conservation Area Design and Development Guidance Supplementary Planning Document (SPD) (2008); Design Principles Supplementary Planning Document (SPD) (2009); Pendle Borough Conservation Area Maps and Appraisals (various dates). Energy White Paper: Powering our Net Zero Future. (2020) Environmental Improvement Plan (2023).	The SA Framework should include a specific objective relating to the conservation and enhancement of the Borough's cultural heritage.
Landscape		
<ul style="list-style-type: none"> Protect and enhance the quality and distinctiveness of natural landscapes and townscapes. Promote access to the countryside. Promote high quality design that respects and enhances local character. Protect and enhance the Forest of Bowland Area of Outstanding Natural Beauty Avoid inappropriate development in the Green Belt. Ensure that the Green Belt endures beyond the plan period. 	NPPF; Landscape Strategy for Lancashire and Landscape Character Assessment (2000); Forest of Bowland Area of Outstanding Natural Beauty Management Plan (2019); Design Principles Supplementary Planning Document (SPD) (2009). Environmental Improvement Plan (2023).	<p>The SA Framework should include a specific objective and/or guide questions relating to:</p> <ul style="list-style-type: none"> the protection and enhancement of the Borough's distinctive landscape and townscapes the protection and enhancement of the Forest of Bowland AONB avoiding inappropriate development in the Green Belt.

Baseline Analysis

3. Baseline Analysis

3.1 Introduction

3.1.1 Annex I of the SEA Regulations requires the Environmental Report to contain:

- *the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme*
- *the environmental characteristics of areas likely to be significantly affected*
- *any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC*

3.1.2 As a consequence, an essential part of the SA process is identifying the current environmental baseline conditions for the borough and understanding how these may change in the future. This environmental information, together with relevant socio-economic data, enables the effects of the Local Plan to be identified, appraised and monitored. It also allows the likely effects of alternative proposals to the Plans chosen approach to be assessed.

3.1.3 The SEA Regulations also requires the evolution of the baseline conditions to be identified, described and taken into account– without the introduction of the plan or programme. This helps to determine the key issues to be taken forward for each topic area (paragraph 2.8) and reflect these in the SA objectives and guide questions. Planning Practice Guidance (Paragraph: 016 Reference ID: 11-016-20190722) states that:

“Wherever possible, data should be included on historic and likely future trends, including a ‘business as usual’ scenario (i.e. anticipated trends in the absence of new policies being introduced). This information will enable the potential effects of the implementation of the Local Plan to be assessed in the context of existing and potential environmental, economic and social trends.”

3.1.4 Predicting future baseline conditions is inherently difficult, but consultation with key stakeholders assists with this task. Where gaps in knowledge are identified, the resulting uncertainties are recorded in the appraisal. Where practicable provision has been made to fill any major gaps to better inform future plans or reviews.

3.1.5 Some of the areas affected by policies in the Plan may lay outside the borough boundary. Where necessary, the consideration of baseline data draws on comparators with neighbouring authorities, the sub-region and national data.

3.1.6 Analysis of the current and predicted baseline information has helped to identify the key issues that need to be addressed in the Local Plan. It has drawn on the review of plans and programmes ([Section 2](#)); data from a wide range of official sources and, where possible, the views of key stakeholders.

Baseline Analysis

3.2 Borough of Pendle: An Overview

Spatial Portrait

- 3.2.1 The borough is located in the county of Lancashire on its eastern border with Yorkshire. Together with neighbouring authorities of Blackburn-with-Darwen, Burnley, Hyndburn, and Rossendale it forms part of the Pennine Lancashire sub-region. The relationship to neighbouring authorities is shown in **Figure 3.1**.

Figure 3.1 – Borough of Pendle and neighbouring authorities



Source: Pendle Local Plan Part 1: Core Strategy 2011-2030 (2015)

- 3.2.2 The borough covers an area of 169.4 km² and has a population of 95,800 (2021 Census). Roughly two thirds of residents live within the urban south of the borough in the densely populated settlements found along the M65. This includes the settlements of Nelson, Colne, Brierfield, Barrowford and Reedley (also known as the M65 Corridor). Barnoldswick and Earby form two other notable settlements which are located within the northern part of the borough within the West Craven area. The remaining settlements are, for the purposes of the adopted Core Strategy defined as Rural Pendle. Larger villages in this area include Trawden, Foulridge, Fence and Kelbrook.
- 3.2.3 The towns found in the south of the borough developed as industrial, particularly textile, centres in the 18th century and continued to grow until the 20th century. Nelson, the largest town (population of 28,612), is also the borough's administrative centre. The inner urban areas are densely populated and dominated by older terraced properties, many of which are in a poor

Baseline Analysis

condition. This led to identification of parts of the borough in the East Lancashire Housing Market Renewal Pathfinder (between 2002 and 2011). There has been a relatively slow rate of population growth in recent years with a number of urban wards experiencing population decline. This has gone hand-in-hand with pockets of severe deprivation and localised health issues. More recent demographic surveys suggest the reversal of this trend with higher growth now experienced in these areas.

- 3.2.4 Pendle suffers from deprivation and is the fourth most deprived borough in eastern Lancashire sub-region with a ranking of 33 out of all 317 local authorities nationally in 2019 (where a rank of 1 is the most deprived in the country and a rank of 317 is the least deprived), placing the borough in the top 11% of all local authorities. For the borough's most deprived areas, deprivation levels are evidenced to be increasing. Of the 18 Pendle Lower Super Output Areas ["LSOA"] in the top 10% most deprived nationally, 14 have seen an increase in their ranking of deprivation (IMD score) since 2015 showing worsening levels of deprivation.
- 3.2.5 Approximately two-thirds of the area is characterised by open countryside, moors and hills with Pendle Hill in the west of the borough dominating the valley.

Figure 3.2 – Borough of Pendle



Source: Pendle Local Plan Part 1: Core Strategy 2011-2030 (2015)

- 3.2.6 In the south east of the borough the countryside forms part of the broader South Pennine Moors which is recognised as an asset of national and international significance (and designated as a Special Protection Areas ["SPA"], Special Area of Conservation ["SAC"] and Special Site of Special Scientific Interest ["SSSI"]). The slopes of Boulsworth Hill host a number of habitats, which support breeding colonies for a diverse range of upland birds. To the west of the M65 Corridor lies

Baseline Analysis

the Forest of Bowland Area of Outstanding Natural Beauty [“AONB”] whilst the Lancashire Green Belt envelopes the towns in this part of the borough.

- 3.2.7 The M65 provides connections towards Manchester and Preston, with links to Skipton to the north and Keighley to the east. Strategic routes are highly congested at peak times, particularly along the North Valley in Colne and along the A56 through the villages of Foulridge, Kelbrook and Earby. Northern Rail operates an hourly train service from Colne and Nelson, connecting with long-distance services on the West Coast Mainline from London and Scotland at Preston. Mainline bus services offer direct links between Pendle and many towns across Pennine Lancashire with routes extending to Skipton and Keighley.
- 3.2.8 The Integrated Economic Strategy for Pennine Lancashire 2009-2020 recognises the significant former industrial role of the borough and the current importance of high-tech industries. In particular, aerospace, advanced manufacturing, advanced flexible materials, digital and creative industries all feature strongly in the make-up of the area’s economy.
- 3.2.9 The main urban areas of Nelson (including Brierfield), Colne, and Barnoldswick have access to a range of services and facilities including employment areas, GPs, hospitals, further education, primary schools, secondary schools and supermarkets. There are varying levels of accessibility to services in the rural areas. Southern parts of the borough are also accessible to Burnley.
- 3.2.10 The borough as a whole has a large number of important strengths, not least its strong natural and historic environment assets and manufacturing employment base. However, there are also issues which need to be addressed to ensure Pendle’s long-term sustainability including, in particular, the economic, social and environmental effects of industrial decline. These strengths and issues are discussed further in the sections that follow.

Biodiversity and Green Infrastructure

Biodiversity

- 3.2.11 Biodiversity is defined as the variety of plants (flora) and animals (fauna) in an area, and their associated habitats. The importance of preserving biodiversity is recognised from an international to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity. Pendle has a rich and varied natural environment including a range of sites designated for their habitat and conservation value (see **Figure 3.3**).
- 3.2.12 Sites of European importance (SPAs and SACs) are designated to conserve natural habitats and species of wildlife which are rare, endangered or vulnerable in the European Community. In the UK, these form part of the ‘Natura 2000’ network of sites protected under the Habitats Directive (1992) and Wild Birds Directive (2009).
- 3.2.13 There is one SPA and SAC partly within Pendle: The South Pennine Moors which is south-east of Nelson and Colne and extends through parts of Greater Manchester, Lancashire, North Yorkshire, and West Yorkshire. The South Pennine Moors is designated as a SPA in recognition of its importance for breeding migratory birds of moorland and moorland fringe habitats. Both Merlin *Falco columbarius* and Golden Plover *Pluvialis apricaria* spend some of their time feeding outside the SPA on adjacent areas of in-bye land. The South Pennine Moors is also designated as a SAC as the area hosts a number of important habitats notably blanket bogs; European dry heaths; Northern Atlantic wet heaths, old sessile oak woods and transition mires and quaking bogs. In

Baseline Analysis

total, the South Pennine Moors SPA and SAC totals some 1,589 hectares³ within the borough in 2021. The site is also the only recognised SSSI in the borough. The SSSI within Pendle is considered to be in an unfavourable condition which is in recovery.⁴

- 3.2.14 In addition to the above international and national level designations, there are four Local Nature Reserves [“LNRs”] (Lomeshaye Marsh, Nelson; Greenfield Road, Colne; Alkincoats Woodland, Colne; Upper Ball Grove Lodge, Colne) totalling 18 hectares at 2021.⁵ 2016 saw an increase in the amount of land designated as a LNR due to the extension of 1.34ha at the Alkincoats Woodland, which was designated in January 2016. A further nature reserve is proposed at Gib Hill.
- 3.2.15 In addition there a number of locally designated Biological Heritage Sites [“BHS”] and Sites of Local Natural Importance [“LNI”]. BHS contain valuable habitats such as ancient woodland, species-rich grassland and bogs and are considered to be of at least County sub-regional significance. Many provide a refuge for rare and threatened plants and animals. There are 62 BHS in Pendle covering 1,287.1 hectares. LNIs, whilst having nature conservation value, are not of such a high standard to merit a level of protection or status such as LNR or BHS. In total there are 7 LNIs in the borough, totalling 231 hectares of land.
- 3.2.16 The Lancashire Biodiversity Action Plan [“BAP”] identifies that 18 priority habitats and 39 priority species are present in the Borough. Data in 2010 found that Pendle supports at least 29 species that require conservation action.⁶
- 3.2.17 The borough has a low level of woodland cover (4.1% of land area was covered by woodland) compared to 12.17% nationally in 2010⁷. The amount of ancient semi-natural woodland cover is also low being confined to six small sites with a total area of just 21 hectares.
- 3.2.18 Pendle Borough Council will play a supporting role to the preparation of Local Nature Recovery Strategy for Lancashire, which will form important factors for ecological planning and decision making. The Local Nature Recovery network is expected to be established in the early part of the plan period.

Green Infrastructure

- 3.2.19 Green infrastructure encompasses all “green and blue” assets in an authority area, including parks, river corridors, lakes, street trees, managed and unmanaged sites and designed and planted open spaces. The Lancashire Green Infrastructure Strategy (2009) sets out a sub-regional approach to the investment in green infrastructure recognising the multifunctional value of green infrastructure and the need to create new assets, where there are gaps, and to maintain or enhance existing assets to maximise the contribution they can make.
- 3.2.20 The Pendle Open Space Audit (2019)⁸ identified a significant number of green infrastructure assets in the borough as part of its audit of open spaces (see **Figure 3.4**). The Audit identified a lack of quality open space across the borough and a lack of open space in the densely populated urban areas.

³ See Indicator EN05 Pendle Borough Council (2021) Authority Monitoring Report 2020/21

⁴ Natural England (2016) Designated Sites Condition Summaries. Available via: <https://designatedsites.naturalengland.org.uk/> [accessed April 2022]

⁵ Pendle Borough Council (2021) Authority Monitoring Report 2020/21

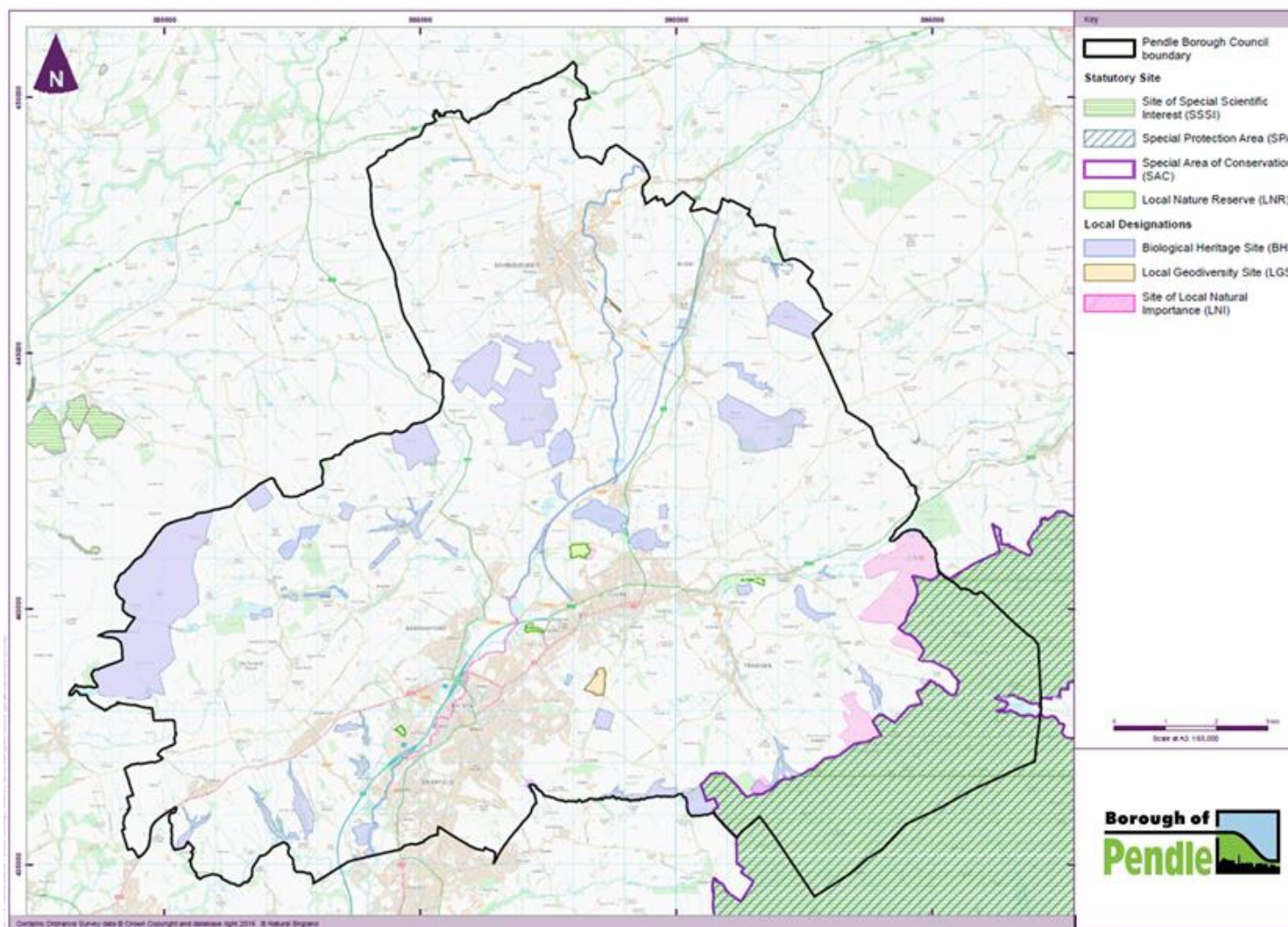
⁶ Pendle Borough Council (2010) Pendle Biodiversity Audit

⁷ Pendle Borough Council (2010) Pendle Biodiversity Audit

⁸ Pendle Borough Council (2019) Pendle Open Space Audit

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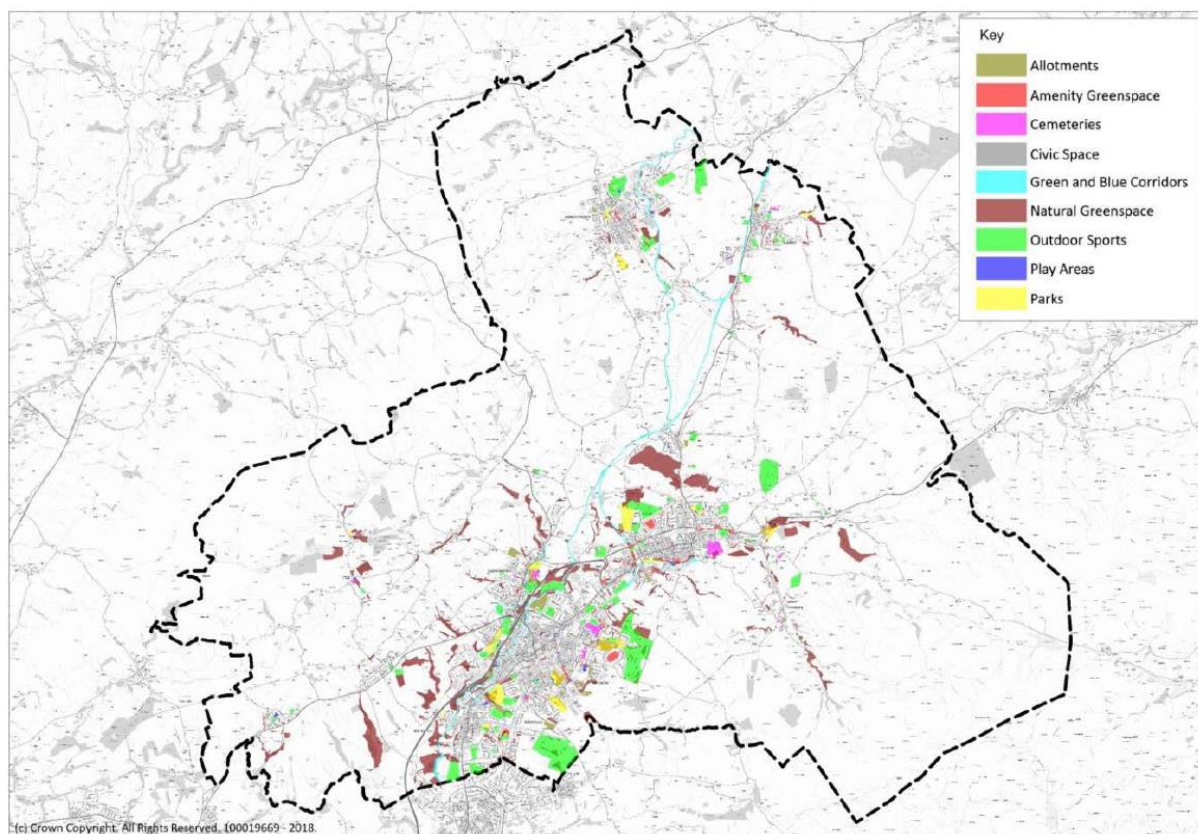
Figure 3.3 – Borough of Pendle



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- 3.2.21 There are a number of recognised green infrastructure assets in the borough including the Leeds and Liverpool Canal, and the track-bed of the former Colne-Skipton railway line, which provide well established linear routes and are classified as green corridors. A total of 33 sites have been classified as green corridor open space contributing some 89 hectares to the overall open space provision in Pendle.

Figure 3.4 – Open space in Pendle



Source: Pendle Borough Council (2019) Open Space Audit

- 3.2.22 The borough has four larger parks: Victoria and Marsden Park in Nelson; Alkincoats Park in Colne, and Victory Park in Barnoldswick. Here, there are areas of woodland and more formal gardens. The Green Flag Award Scheme is the national standard for parks and green spaces across England and Wales. The larger parks and four others have achieved Green Flag status in the borough. Parks with Green Flag status account for 47.854 hectares of open space, or 74% of the total parkland area in the borough (64.63 hectares). **Table 3.1** shows the parks which have achieved a Green Flag award.

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Table 3.1 – Pendle parks with Green Flag status

Park	Area (hectares)
Alkincoats Park, Colne	10.910
Ball Grove Park	4.731
Barrowford Park, Barrowford	4.261
Heyhead Park, Brierfield	2.073
Marsden Park, Nelson	10.520
Valley Gardens, Barnoldswick	2.174
Victoria Park, Nelson	8.101
Walverden Park, Nelson	5.084
Total	47.854

Source: Pendle AMR 2020/21 (2021)

- 3.2.23 In addition to the green corridor and park assets, the Forest of Bowland AONB provides extensive, accessible quality landscapes to the west whilst a small proportion of the Lancashire Green Belt extends into the south west of the borough within the M65 Corridor.
- 3.2.24 The Pendle Green Infrastructure Strategy was published in January 2019. The Green Infrastructure Strategy confirms priority areas for protection for biodiversity, recreation and landscape, and identifies opportunities for improvement and enhancement⁹. This includes the creation of green corridors through the borough's urban areas, and the enhancement of the rural-urban fringe.

Likely Evolution of the Baseline without the Local Plan

- 3.2.25 Information in respect of the condition of the South Pennines SPA, SAC, SSSI suggests that the condition is unfavourable but improving. The Pendle Biodiversity Audit (2010) identified a wide variety of potential threats to the site including lack of, or inappropriate, management, recreational pressures, fire, pollution, vandalism and development. In particular the Audit notes that drainage ditches, both new and old, lower the water table and can initiate erosion and oxidation of the peat; heavy grazing can have a significant impact on mire vegetation; and the construction of wind farms and communication masts, together with their associated infrastructure can cause significant hydrological disruption. Access roads and links to the national grid via landlines or pylons may also impact on very fragile blanket bog, particularly during the construction phase.
- 3.2.26 The Open Space Audit (2019) identified how the densely built-up areas of Pendle, especially those within the M65 Corridor, can suffer from poor open space provision. New policies within the Local Plan will help to ensure that communities are accessible to a sufficient range of open spaces to meet their needs promoting health and wellbeing.
- 3.2.27 It is reasonable to assume that without the Local Plan, existing trends could continue. However, whilst national planning policy contained in the NPPF would help to ensure that new development protects and enhances biodiversity, a lack of specific local policy support

⁹ As summarised in Figures 9.2, 9.3, 9.4 and 9.5 of the Pendle Green Infrastructure Strategy (2019).

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may result in the inappropriate location and design of development which could have a negative effect on overall biodiversity in the district. Further, opportunities may be lost to plan green infrastructure provision which could, for example, provide biodiversity enhancements through habitat creation schemes, as well as providing various wider social and health benefits to local communities. This is especially important given the emerging requirement for most forms of new development (except householder and some variation of condition applications) to provide at least a 10% improvement to habitat provision connected to proposals in accordance with Net Gain for Biodiversity [“BNG”], as well as the role and weight given to Local Nature Recovery Strategies.

Summary of the Key Sustainability issues

- The need to restore and enhance biodiversity including sites with international, national and local designations for their nature conservation value.
- The need to maintain, restore and expand the Borough’s priority habitats.
- The need to secure habitat gains through new development.
- The need to safeguard existing green infrastructure assets.
- The need to enhance the green infrastructure network (including Local Nature Recovery Strategies), addressing deficiencies and gaps, improving accessibility and encouraging multiple uses where appropriate

Population and Community

Demographics

- 3.2.28 At the 2021 Census, Pendle had a population of 95,800, an increase of 6,348 people since the 2011 Census when the population stood at 89,452 (7.1%). The rate of population increase in Pendle over the last 10-years is the fifth highest in Lancashire. It is higher than both the national (6.3%) and regional average (5.2%). It exceeds the rate of growth predicted within projections and population estimates.
- 3.2.29 Of the total resident population, 50.5% female and 49.5% are male. Pendle has a slightly younger age profile than Lancashire and England as a whole (see **Table 3.2**).

Table 3.2 – Population by age group

Age Group	Pendle (%)	Lancashire (%)	England (%)
0-19 years	26	23	23
20-69 years	61	62	63
70 and over	13	15	14

Source: 2011 Census

- 3.2.30 The change in population age profile between the 2011 and 2021 Census shows marked increases in the percentage of 0–19-year-olds and a slight increase in working age population (see **Table 3.3**). The decrease in 20–29-year-olds is significantly higher than that experienced across Lancashire, North West and England as a whole. The percentage

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increase in those of 70 years or older is broadly consistent with the country, regional and English averages, however for Pendle is concentrated in the 70-79 age group.

Table 3.3 – Percentage change in population by age group

Age	Pendle change (%)	Lancashire change (%)	North West change (%)	England change (%)
0-9	5.7	2.1	3.5	1.9
10-19	16.1	3.3	1.6	1.5
20-29	-10.2	-1.6	-2.7	-2.4
30-39	14.4	9.8	12.7	10.9
40-49	0	-7.5	-12.9	-14.7
50-59	12.4	20.6	17.3	19.1
60-69	1.1	6	4.8	3.3
70-79	36.1	30.2	26.6	33.8
80+	4.5	14.7	14.2	16.2

Source Pendle Profile data from 2011 and 2021 Census

- 3.2.31 Using the ONS category descriptions, the population of Pendle largely comprises White and Pakistani ethnicities (see **Table 3.4**). The proportion of White British residents (66%) is lower than the English average (78.5%) and significantly lower than the Lancashire average (84.1%). 25.6% of the Pendle population are of Pakistani ethnicity. This is significantly higher than the Lancashire and England averages which stand at 5.6% and 1.9% respectively. The Pakistani Community in Pendle has grown as a proportion of the overall population over in the last 10-years from 17.1% to 25.6%.

Table 3.4 – Population by Ethnicity

Ethnicity	Pendle	Lancashire	England
White British	66.1	84.1	78.5
White Irish	0.4	0.5	0.8
White Gypsy	0.2	0.1	0.1
White Other	3.9	2.9	5.8
White and Black Caribbean	0.2	0.4	0.7
White and Black African	0.1	0.2	0.4
White and Asian	0.9	0.6	0.8
Other Mixed	0.3	0.3	0.7
Indian	0.3	2.5	2.6
Pakistani	25.6	5.6	1.9
Bangladeshi	0.3	0.6	0.8
Chinese	0.2	0.3	0.7
Other Asian	0.4	0.5	1.4
African	0.2	0.4	1.9

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Ethnicity	Pendle	Lancashire	England
Caribbean	0.1	0.1	0.8
Other Black	0	0.1	0.4
Arab	0.2	0.2	0.4
Other ethnic group	0.7	0.5	1.3

Source: 2021 Census

- 3.2.32 Pendle has largely seen a net outflow of population to other parts of the UK in the last number of years, as shown in **Table 3.5**. Although, this outflow has been balanced to some extent by international migration which has seen a net inflow of people.

Table 3.5 – Migration in Pendle

Year	Inflow from UK	Outflow to UK	Net International Migration to Pendle	Mid-year population estimate
2011-2012	2,964	3,644	174	89,613
2012-2013	3,130	3,396	212	90,130
2013-2014	2,889	3,963	331	89,840
2014-2015	2,949	3,522	446	90,111
2015-2016	2,943	3,413	596	90,515
2016-2017	3,416	3,913	398	90,696
2017-2018	3,470	3,759	760	91,405
2018-2019	3,788	3,958	551	92,112
2019-2020	3,080	3,636	353	92,145

Source: ONS Local area migration ¹⁰

Deprivation

- 3.2.33 The English Index of Deprivation [“IMD”] measures relative levels of deprivation in small areas of England called Lower Layer Super Output Areas [“LSOA”]. Deprivation refers to an unmet need, which is caused by a lack of resources such as income, employment, health, education, skills, training, and access to housing and services.
- 3.2.34 Pendle is the fourth most deprived Borough in eastern Lancashire sub region (Blackburn and Darwen, Burnley, and Hyndburn are more deprived) with a ranking of 33 out of all 317 local authorities in 2019 (where a rank of 1 is the most deprived in the country and a rank of 317 is the least deprived), placing the Borough in the top 11% of all local authorities.
- 3.2.35 The Department for Levelling Up, Housing, Communities [“DLUHC”] also measure the number of LSOAs within authority areas that are within the top 10% most deprived in the county. 18 out of 57 LSOAs in Pendle fall within the 10% most deprived in England ranking Pendle as 29 out of 317 by this measure.

¹⁰ ONS Migration within the UK dataset. Available via: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/migrationwithintheuk/datasets/localareamigrationindicatorsunitedkingdom> [accessed April 2022]

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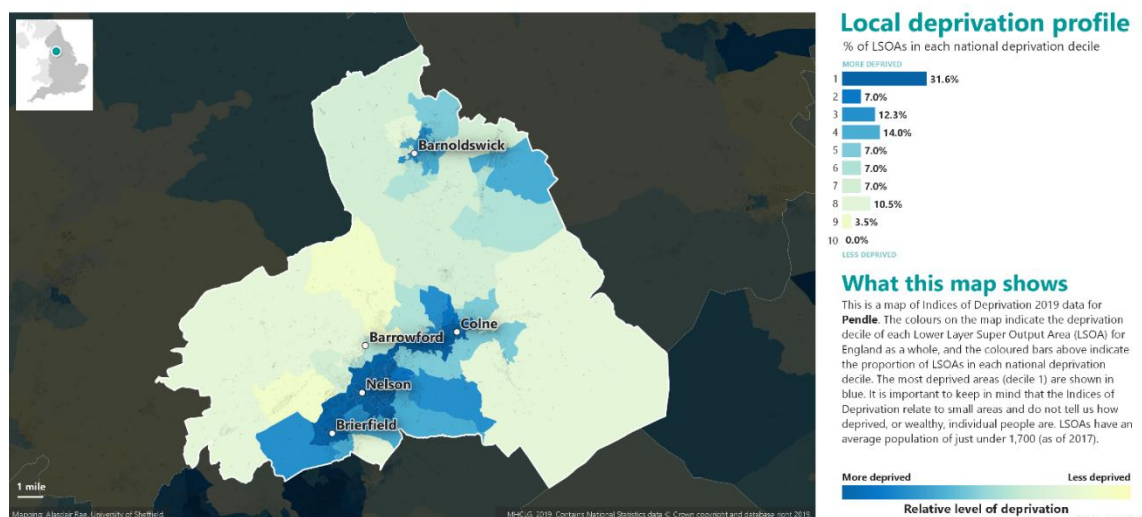
Figure 3.5 – Pendle Indices of Multiple Deprivation

English Indices of Deprivation 2019

PENDLE



Ministry of Housing,
Communities &
Local Government

Source: English Indices of Multiple Deprivation 2019¹¹

- 3.2.36 Of the 18 Pendle LSOAs in the top 10% most deprived nationally, all but 4 have seen a decline in their score showing worsening levels of deprivation. Pendle 007B in the Waterside ward, is the most deprived neighbourhood in the Borough and has seen its national ranking fall from 1,060th in 2015 to 677th in 2019 (out of 32,844 LSOAs where 1st in the most deprived). The second most deprived neighbourhood is Pendle 010E in the Southfield ward. Levels of deprivation recorded in this neighbourhood has seen some comparative improvement in its deprivation ranking increasing from 790th to 937th from 2015 to 2019. The Neighbourhood however remains within the 10% deprived LSOAs nationally. Particular issues affecting the Borough as identified through the IMD include health, education, skills, and training and employment. **Figure 3.5** shows the IMD profile for the borough and the concentration of deprivation within the inner urban wards of towns within the M65 corridor.

Housing

- 3.2.37 Pendle falls within a distinct housing market shared with the neighbouring borough of Burnley. Pendle's housing stock is dominated by an oversupply of terraced properties. These properties were built in the late 19th and early 20th century and often have poor thermal characteristics, no off-street parking and small rear yard areas. This was the basis for intervention through the East Lancashire Housing Market Renewal Pathfinder between 2002 and 2011, one of nine pathfinder programmes in the country where intervention was needed to address issues associated with a weak and fragile housing market. Brierfield, Nelson and Colne fell within the pathfinder programme which aimed to address the failing housing market with low demand, low prices and poor-quality housing stock.

¹¹ English Indices of Deprivation Explorer. Available via: <https://imd2019.group.shef.ac.uk/> [accessed April 2022]. Hosted by the University of Sheffield.

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- 3.2.38 In terms of housing quality, the 2011 Census identified that 6% of housing stock in the borough has no central heating, which is the highest percentage in the North West region. This is significantly higher than experienced across Lancashire as a whole (3.6%), the North West (3.1%) and within England (3.0%). The most recent Stock Condition Survey (2009) highlighted that 22.1% of the housing stock had at least one Category 1 hazard as defined by the Housing Health and Safety Rating System. This equates to approximately 8,700 properties containing hazards which will lead to illness, injury or infection. However, over the last five years 495 properties have had Category 1 hazards removed.¹² In addition, 36.3% of the housing stock was classed as ‘sub-decent’; this equates to in excess of 14,000 properties which fail to meet the Government’s minimum standard for Housing.¹³
- 3.2.39 The number of dwellings in the borough rose from 38,456 in 2001 to 39,387 in 2011, an increase of about 2.5%. In 2021 there was 40,918 dwellings in the borough¹⁴, with 1,816 new dwellings completed in the borough since 2011 (an average of 165 dwellings per annum). Since 2015, the number of net new housing completions has increased significantly to an average of 242 dwellings per year, compared to an average of 59 dwellings per year in the first four years of the plan period of the Core Strategy (see **Table 3.6**). Despite this recent increase, average completion rates have consistently remained below the Core Strategy’s annual housing requirement of 298 homes per year with this requirement exceeded just twice, however is higher than the assessed Local Housing Need.¹⁵ for Pendle at 140 dwellings per annum.
- 3.2.40 However, since 2011 1,201 long term empty homes have also been reoccupied. When the total of new dwellings is combined with reoccupation of long-term empty properties (a significant source of supply in the borough and targeted by the Council in recent years) the total housing provision provided in Pendle is much higher. The number of long empty homes (those vacant for six months or more) stood at 569 in October 2022. This is a considerable reduction on the number in 2011 (1,770).

Table 3.6 – Net additional dwellings in Pendle (2011-2021)

Year	Net Housing Delivery	Reoccupation of long-term empty homes	Total provision	Cumulative Shortfall ¹
2011/12	61	195	256	-42
2012/13	30	369	399	59
2013/14	63	184	247	8
2014/15	83	-9	74	-216
2015/16	127	131	258	-256
2016/17	168	-44	124	-430
2017/18	139	82	210	-518

¹² Pendle Borough Council (various) Performance Indicator Reports. Available via:

http://www.pendle.gov.uk/info/20085/performance_and_statistics/221/performance_indicator_reports [accessed April 2022]

¹³ Stock Condition Survey (2009) referenced in the Pendle Borough Council (2013) Housing Renewal Policy

¹⁴ MHCLG live tables on dwelling stock including vacant dwellings. <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

¹⁵ The formula for deriving local housing need is set out in [Planning Practice Guidance](#)

Baseline Analysis

Year	Net Housing Delivery	Reoccupation of long-term empty homes	Total provision	Cumulative Shortfall ¹
2018/19	310	154	464	-341
2019/20	208	-57	151	-488
2020/21	342	132	465	-312
2021/22	285	64	349	-281
Total	1,816	1,201	2,997	-281

1. When compared to Core Strategy requirement of 298 new homes per annum

- 3.2.41 The average household size in Pendle is higher than in Lancashire and England as a whole and has increased to 2.51 persons. Household size grew at the highest rate in the North of England between 2011 and 2021. Pendle now has the second largest households on average in Lancashire. In terms of tenure, **Table 3.7** highlights that the percentage of owner-occupied households in the borough is broadly consistent with the national and county averages. The borough has a lower proportion of Council renting and lower levels of housing association properties but a higher proportion of privately rented property.

Table 3.7 – Housing tenure

Tenure	Pendle (%)	Lancashire (%)	England (%)
Owned outright	37.1	37.2	34.3
Owens with a mortgage, loan or shared ownership	28	30.5	30.3
Rented: social rent	11.8	12.5	15.8
Rented: private rent or lives rent free.	23	19.8	19.6

Source: 2021 Census

- 3.2.42 In Pendle, house prices are significantly higher in the rural areas in comparison to the M65 Corridor and Barnoldswick and Earby. In February 2022, the average (mean) house price in Pendle was £120,374.¹⁶ This is around 40% of the English average which stands at £295,888. Detached properties sold for an average of £236,865, semi-detached for £149,750, and terraced properties for £102,220. 61.1% of households in Pendle were in Council Tax Band A (the lowest Council Tax value), compared to 40.7% in the North West and 24.1% nationally.¹⁷
- 3.2.43 In terms of affordability, in 2021, the affordability ratio in Pendle was 5.20. This is lower than the national (9.84) or regional (6.31) average. The overall change experienced in the affordability ratio since 2011 has been limited, increasing from 3.86 in 2011 with the most significant change experienced relatively recently.
- 3.2.44 Whilst it is clear that the cost of housing in Pendle is significantly more affordable than the national average, the picture is worsening, and is more significant for specific types of

¹⁶ UK House Price Index <http://landregistry.data.gov.uk/app/ukhpi> [accessed April 2022]

¹⁷ Dwelling stock by council tax band, Lancashire County Council, March 2021

Baseline Analysis

housing particularly detached dwellings. In addition, the Pendle Housing and Employment Needs Assessment 2023 indicates that there is a shortage of affordable housing in the Borough, particularly within the urban south where the average household income is significantly below the remainder of the Borough.

- 3.2.45 Since adoption of the Core Strategy, 20% of gross new housing development delivered have met the definition of affordable housing. Owing to viability constraints, the bulk of affordable housing in the borough has come forward at 100% affordable housing schemes supported by grant funding. This trend continues with major development sites at Recreation Ground off Harrison Drive, Colne (19/0801/FUL) and Former James Nelson's Sports Ground, Nelson (19/0901/FUL). The strategic development site at Trough Laithe, Barrowford will also make a significant contribution to near term affordable housing needs with around 100 affordable dwellings expected on the site.

Economy

- 3.2.46 The Integrated Economic Strategy for Pennine Lancashire 2009-2020¹⁸ identifies that the sub region (comprising the Boroughs of Blackburn with Darwen, Burnley, Hyndburn, Pendle, Ribble Valley and Rossendale) is an area with a long and proud industrial heritage. Having been central to the industrial boom of the 19th and early 20th centuries, the area has experienced continued decline of its staple industries, which reflects the trend nationally. However, during that time there has also been economic diversification. Today Pennine Lancashire remains a strong manufacturing area, with many examples of leading cutting-edge businesses including Rolls Royce in Barnoldswick. Aerospace, advanced manufacturing, advanced flexible materials, digital and creative industries all featuring strongly in the make-up of the area's economy.
- 3.2.47 Average gross weekly pay for full-time workers residing in the borough in 2021 were £470.50 which is broadly the same as in 2020. Wages in Pendle were significantly affected by the Pandemic. The result in a widening of the gap between average wages in Pendle, Lancashire and the UK.¹⁹ The drop in wages and evident changes in the proportion of workers in various types of employment suggests that in particular the number of residents in higher earning jobs has fallen.
- 3.2.48 In June 2021, 7% of the borough's population were claiming Job Seekers Allowance. This is higher than the regional and national averages at 6.2% and 5.6% respectively.²⁰ Clearly the COVID-19 pandemic has more heavily affected wages and the proportion of the working population in employment in Pendle than in the North West or Great Britain. Lower wages will affect household spending power, reduce the affordability of property, and potentially increase the level of poverty experienced within the borough.
- 3.2.49 Nomis labour market statistics show that for the period January 2021 to December 2021, 72.5% of the population was economically active, which is slightly below both the North West (76.5%) and national (78.4%) figures. Pendle has significantly lower than average number of people employed in occupations in the socio-economic classification (SOC) 2010 major groups 1-3 (29%) than the regional (46.8%) and national average (49.7%). Conversely Pendle has a higher-than-average number of people employed in SOC 2010 group 5 'Skilled

¹⁸ Pennine Lancashire Leaders and Chief Executives (2008) An Integrated Economic Strategy Pennine Lancashire 2009-2020

¹⁹ See Indicator EC08 AMR 2020-2021

²⁰ Nomis Statistics. Available via: <https://www.nomisweb.co.uk/reports/lmp/la/1946157096/report.aspx> [accessed April 2022]

Baseline Analysis

Trades' (12.8%) and SOC Major Group 8-9 (24.6%) reflecting the borough's manufacturing economic base. **Table 3.8** below shows the breakdown by Major Groups.

Table 3.8 – Employment by occupation

Occupation	Pendle (%)	North West (%)	Great Britain (%)
Soc 2010 Major Group 1-3 1. Managers and Senior Officials 2. Professional Occupations 3. Associate Professionals & Technical	29.1	46.8	49.7
Soc 2010 Major Group 4-5 4. Administrative & Secretarial 5. Skilled Trades Occupations	23.3	19.2	19.0
Soc 2010 Major Group 6-7 6. Caring, Leisure and Other Service Occupations 7. Sales and Customer Service Occupations	23.1	17.5	16.2
Soc 2010 Major Group 8-9 8. Process Plant & Machine Operatives 9. Elementary Occupations	24.6	16.5	15.1

Source: NOMIS (2022) Labour Market Profile – Pendle January – December 2021

- 3.2.50 Pendle has a significantly higher number of people who work in the manufacturing sector than the regional and national average with almost one third (30.3%) employed in this sector. The regional average is 9.7% whilst for Great Britain as a whole it is 7.9%. The other significant sectors are Wholesale and retail trade, repair of motor vehicles and motorcycles which comprise 18.2% of the workforce; Human health and social work activities (10.6%); and education (10.6%). Nomis Statistics.²¹ show that 88.5% of enterprises in Pendle are micro (with 0-9 employees), which is slightly lower than the equivalent figure for the North West region (89%). The number of large enterprises (250+ employees) amounts to 0.3% of all enterprises, which is slightly lower than the North West region.
- 3.2.51 The Jobs and Growth Strategy for Pendle (2013) identifies that addressing the lack of industrial land in the borough is key to achieving economic prosperity. In the monitoring year 2020/21 only 1226m² of new employment floorspace was created in the borough. Employment land delivery has declined significantly since 2011 with significant deviation from targets of the Core Strategy.²² The amount of available employment land with planning permission for B2 or B8 uses is however at its highest level²³ largely due to the availability of employment land provided through the adoption of the Core Strategy.
- 3.2.52 Tourism provides an increasingly important contribution to the local economy. There are currently around 40 visitor attractions in the district and a similar number of accommodation providers. The total number of jobs supported in the hospitality industry

²¹ Nomis Statistics. Available via: <https://www.nomisweb.co.uk/reports/lmp/la/1946157096/report.aspx#tabidbr> [accessed April 2022]

²² See Indicator EC01, AMR 2020/21

²³ See indicator EC03, AMR 2020/21

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has increased from 1,397 in 2011 to 1,750 in 2021. Over 2.8 million tourists visited the area in 2018. Visitor economic impact on the Pendle totalled £130.4 million..²⁴

Skills and Education

- 3.2.53 **Table 3.9** illustrates that compared with the North West region and the national (Great Britain) average, levels of educational attainment in Pendle are lower than regional and national averages.
- 3.2.54 There are currently 37 primary and 6 secondary schools in the borough. Additionally there is one further education college (Nelson and Colne College). Development in the borough is likely to require investment in primary school provision with previous assessments suggesting a shortfall of primary school places in the borough in the longer term.

Table 3.9 Level of qualification obtained

Level	Pendle (%)		North West (%)		Great Britain (%)	
	2019	2021	2019	2021	2019	2021
NVQ 4 and above	28.4	21.2	36.1	38.5	40.3	43.5
NVQ 3 and above	44	43	55.2	58.1	58.5	61.5
NVQ 2 and above	59.6	60.8	74.5	77.3	75.6	78.2
NVQ 1 and above	73.5	79.1	85	87.3	85.6	87.6
No qualifications	20.1	No data	8.7	No data	7.7	No data

Source: Nomis (2021) Qualifications January 2019 – December 2021.

Community facilities and Services

- 3.2.55 The Core Strategy contains a hierarchy for retail provision which will be reviewed through the Local Plan. These centres are the most sustainable for service development. The current Retail Hierarchy is shown in **Figure 3.7** below and reflects the evidence in the Pendle Sustainable Settlements Study (2008).²⁵ and Pendle Retail Capacity Studies.²⁶ Both studies will be updated through the plan preparation process, informing the Local Plan's approach towards retail development taking into account changes made to the Use Class Order and National Planning Policy.

²⁴ Lancashire STEAM Tourism Economic Impacts Summary (2014) available via: <http://www.marketinglancashire.com/dbimgs/Marketing%20Lancashire%20%20STEAM%202014%20-%20Summary%20-%20Final.pdf> [accessed December 2016]

²⁵ Pendle Borough Council (2008) Sustainable Settlements Strategy

²⁶ Pendle Retail Capacity Study (2007 and 2012 update)

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Figure 3.7 – Current Retail hierarchy in Pendle

Town Centres	
M65 Corridor	West Craven Towns
• Nelson	• Barnoldswick
• Colne	
Local Shopping Centres	
M65 Corridor	West Craven Towns
• Brierfield	• Earby
• Barrowford	
<p>In Rural Pendle the provision of new retail facilities, to meet an identified need, will be encouraged. In the first instance rural retail provision should be located in one of the Rural Service Centres (Fence, Trawden, Foulridge and Kelbrook). Where this is not possible the re-use of existing buildings or development on a site within a Rural Village may be considered.</p>	

Source: Pendle Local Plan Part 1: Core Strategy (2015) Retail Hierarchy

- 3.2.56 Nelson, Colne and Barnoldswick have the widest range of services and facilities in the Borough. Nelson and Colne are the most accessible centres in the Borough, with Nelson having a public transport interchange and Colne being served by both a bus and railway station. Barnoldswick, which is not on an 'A' classified road or rail line is less well served by public transport and may be considered to be less accessible. However, its functional role as a town centre is vital in providing services to the local population in the West Craven area. Local Shopping Centres of Brierfield, Barrowford and Earby play a supporting role to the three town centres, providing the everyday retail and service needs for their respective populations. The Rural Service Centres act as hubs for the surrounding smaller villages, hamlets and farmsteads and wider rural areas. The Pendle Sustainable Settlements Study (2008) highlighted that many of the rural villages also offer a limited retail function, primarily to meet the needs of their local community and tourists. The 2021 Retail Occupancy Survey shows that despite the COVID-19 pandemic, occupancy rates in Barrowford and Colne have improved, with the rate in Earby remaining relatively the same. Some decline has been experienced in Barnoldswick, whilst the effects have been most pronounced within Nelson and Brierfield.
- 3.2.57 The Pendle Infrastructure Strategy (2014) identified that urban areas of Nelson (including Brierfield), Colne, and Barnoldswick have access to a range of services and facilities including a range of employment areas, GPs, hospitals, further education, primary schools, secondary schools and supermarkets and supported by a range of infrastructure to support sustainable communities. The Strategy also identifies that within the rural areas of Pendle there are varying levels of accessibility to services but in general terms the rural areas are fairly well served in terms of access to primary level education. A new Strategy will be prepared to inform the Local Plan.

Likely Evolution of the Baseline without the Local Plan

- 3.2.58 Housing delivery over the last 11 years has averaged 165 dwellings per year. Early on during this period, low net completion rates were influenced by the tail end of the moratorium to housing growth implemented through the structure plan and housing renewal programmes. The 2008 economic recession had a deep and prolonged effect on

Baseline Analysis

Pendle, further dampening build rates. More recently housing completions have increased as new deliverable sites have come forward for housing. It is anticipated that this increase in the delivery of new homes will continue in the short term as the existing supply is built out.

- 3.2.59 The completions rates currently achieved in Pendle is largely void of housing allocations with the Core Strategy allocating only Trough Laithe for housing. The Local Plan is likely to include a number of policies to help ensure the delivery of new housing including the allocation of land for the development of new homes. Without an up-to-date Local Plan there would be a risk that sites would not be provided in the most sustainable locations owing to the absence of detailed development management policies to guide development and specific site allocations. Existing policies such as established settlement boundaries may become out-of-date increasing pressure to develop greenfield land. The allocation of specific sites would undoubtedly help to accelerate delivery by offering certainty and a choice of available, suitable and deliverable sites to developers.
- 3.2.60 The sub-regional Pennine Lancashire Housing Strategy (2009)²⁷ aims to meet the housing, health and support needs of residents and vulnerable people; promoting better services with greater choice and accessibility that are fully integrated into local communities. The sub-regional Pennine Lancashire Integrated Economic Strategy (2009) and regional Lancashire Strategic Economic Plan (2014) rely on provision of appropriate housing and employment to meet their aims. The delivery of employment land is a key driver and without specific allocations sites might not come forward within the borough.
- 3.2.61 The absence of a Local Plan would not halt the delivery of housing and employment. However, without up-to-date strategic policy as well as specific and detailed local policy relating to (in particular) the quantum, type, quality and location of new development and any specific policy requirements, the extent to which new development meets the needs of Pendle's communities and businesses would be more uncertain as (to a large extent) the key decisions over where development is located would be left solely to the market. This could (inter alia) undermine the potential for new development to help address shortfalls in affordable housing, tackle deprivation, deliver community facilities and services and boost local economic and skills development. Further, the lack of more detailed local planning policy could result in the objectives of other plans and programmes, including the Pennine Lancashire Housing Strategy, Pennine Lancashire Economic Strategy and the Lancashire Strategic Economic Plan, being unfulfilled.

Summary of the Key Sustainability Issues

- The need to enable housing growth and plan for a mix of accommodation to suit all household types and to retain economically active residents particularly in light of demographic changes and changes to household size.
- The need to make best use of and improve the quality of the existing housing stock in the inner urban areas of the borough, in particular recognising the high number of terraced houses of poor quality.

²⁷ Pennine Lancashire Leaders and Chief Executives (2009) Pennine Lancashire Housing Strategy 2009-2029

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- The need to bring forward key employment sites, achieve economic growth and diversify the local economy in a sustainable manner that protects the environment whilst allowing social and economic progress that recognises the needs of all people.
- The need to fulfil the aims of sub-regional Pennine Lancashire Housing Strategy (2009), Pennine Lancashire Integrated Economic Strategy (2009) and the Lancashire Strategic Economic Plan (2014).
- The need to increase local employment opportunities in order to reduce the gap between the number of households in the borough's settlements and the availability of local jobs and reduce population outflow from the borough.
- The need to address deprivation. Although a number of areas have improved in terms of deprivation since 2010 others have declined there are still significant pockets of deprivation in the borough. Overall the borough is the 33rd of the most deprived nationally.
- Reduce the gap in average wages between Pendle and the county, regional and national average.
- The need to promote social cohesion, recognising the diversity of Pendle's communities.
- The need to increase educational attainment and skills in the local labour force.
- The need to maintain and enhance the vitality of the borough's town centres and local shopping centres, villages and rural areas.
- The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development.
- The need to support and grow tourism in the borough, recognising the emergent importance of this sector to the local economy.

Health and Wellbeing

Health

- 3.2.62 The 2019 Health Profile for Pendle produced by Public Health England²⁸ highlights that the health of the borough's population is generally worse than the average across England. Life expectancy for both men and women are lower than the England average. There is also a marked difference in life expectancy across the borough. Life expectancy is 10.8 years lower for men and 6.4 years lower for women in the most deprived areas of Pendle than in the least deprived areas.
- 3.2.63 In 2019, 62.1% of adults and 22.8% of (Year 6) children were classified as overweight or obese. The rate of alcohol related harm hospital stays was 597 (per 100,000 population), less than both the regional and English average. The rate of self-harm hospital stays was 186 (per 100,000 population) again both less than the regional and English average. The rate of TB is higher than average. The rate of sexually transmitted infection is lower than

²⁸ Available via: <http://fingertips.phe.org.uk/profile/health-profiles/> name [accessed September 2020]

Baseline Analysis

average. Estimated levels of adult physical activity are above the regional and English averages.

- 3.2.64 Priorities in Pendle include health inequalities, mental health and wellbeing, and improving health outcomes for children and young people. The Lancashire Health and Wellbeing Strategy²⁹ notes that at the County level, although fewer people are now smoking tobacco, smoking rates among manual labour social groups remain static. Alcohol consumption and obesity are increasing, putting increasing demands on health and social care services. Patterns of drug use are also changing, with evidence of increases in the proportion of people misusing a combination of different drugs and alcohol within a recreational context.
- 3.2.65 The Pendle Infrastructure Strategy (2014) identified eleven GP surgeries/ Primary Care Service locations across the Borough, seven of which are in the towns within the M65 corridor. GP to patient ratios for the sub-region (covered by the East Lancashire Clinical Commissioning Group (CCG)) indicate that there are 1,702-1,970 patients per one full-time equivalent GP.³⁰

Open Space

- 3.2.66 The provision of open space, sports and recreational facilities can play a significant role in the promotion of healthy lifestyles. The Council produced an Open Space Audit in 2019 and Biodiversity Audit in 2010. The Open Space Audit identified that:
- There were 246 identified woodland open space sites cover 336 hectares of land either within, or within 300 metres of the defined settlement boundaries in Pendle.
 - A total of 36 natural greenspace sites covers 194 hectares of land, approximately 18% of the total open space provision in Pendle;
 - Both the Leeds and Liverpool Canal, and the track-bed of the former Colne-Skipton railway line, provide well established linear green corridor routes. A total of 33 sites have been classified as green corridor open space contributing 89ha to the overall open space provision.
 - A total of 58 allotments have been identified and these cover nearly 36 hectares in total in Pendle.
 - Nearly 36% of all open space sites in Pendle are under 0.2 hectares in size. However, despite their number these sites account for less than 3% of the overall open space resource in the Borough.
 - Sites up to 2.0 hectares in size account for nearly 80% of all open space sites but only provide just over one quarter of total coverage.
 - Sites are not necessarily accessible to all members of the public. The vast majority of sites surveyed offer either general or de facto public access. Access to the remaining sites is however restricted to particular groups of residents, clients, employees, school

²⁹ Lancashire County Council (2014) Lancashire Health and Wellbeing Strategy

³⁰ Findings from a combination of GP workforce census data published in early 2014 and October data on patient populations from the Health and Social Care Information Centre – taken from GP Online. Available via: <http://www.gponline.com/exclusive-huge-variation-gp-patient-ratio-across-england-revealed/article/1327390> [accessed January 2017]

Baseline Analysis

or college pupils. Together these private sites account for nearly 206 hectares of open space, equating to nearly 20% of the total land provision.

- The largest open space sites, those of over 20 hectares, comprise the Borough's golf courses (Marsden, Colne and Nelson), Foulridge Reservoirs and Spurn Clough Biological Heritage Site in Reedley.

- 3.2.67 The Audit highlighted the lack of open space within the built-up areas. It identified that when considering the typologies that make up local provision only (i.e. excluding parks, outdoor sports and civic space typologies) two rural wards, Boulsworth and Foulridge, and one urban ward, Waterside (Colne), showed a surplus of five of the eight remaining typologies. Two urban wards, Clover Hill (Nelson) and Horsfield (Colne), were the poorest wards in terms of relative deficiencies.

Crime

- 3.2.68 The provision of open space, sports and recreational facilities can play a significant role in the promotion of healthy lifestyles. The Council produced an Open Space Audit in 2019 and Biodiversity Audit in 2010. The Open Space Audit identified that:
- 3.2.69 The strategic priorities identified in the Pendle Sustainable Community Strategy³¹ includes reducing the fear of crime and making Pendle a place where people feel safer, and crime continues to fall. The Strategy notes that Pendle generally has low levels of recorded crime, but the fear of crime remains a key issue.
- 3.2.70 The Strategy notes that crime is often fuelled by factors such as poverty, poor housing and low educational attainment. Crime patterns vary across Pendle and crime rates tend to be higher within the most disadvantaged areas and can be two or three times higher than in other wards. The total recorded crime rate in Pendle for 2020/21 is lower than the Lancashire average at 141 per 100,000. The most common reported crime in Pendle is anti-social behaviour. The rate reported is slightly higher than the country average.

Table 3.10 – Calls to emergency services and total recorded crime

	Pendle (Rate per thousand)	Lancashire (Rate per thousand)
Calls to the Police	317.1	354.3
Calls to the Ambulance Service	130.9	146.4
Calls to the Fire & Rescue Service	7.9	9.2
Total Recorded Crime	54.3	63.0

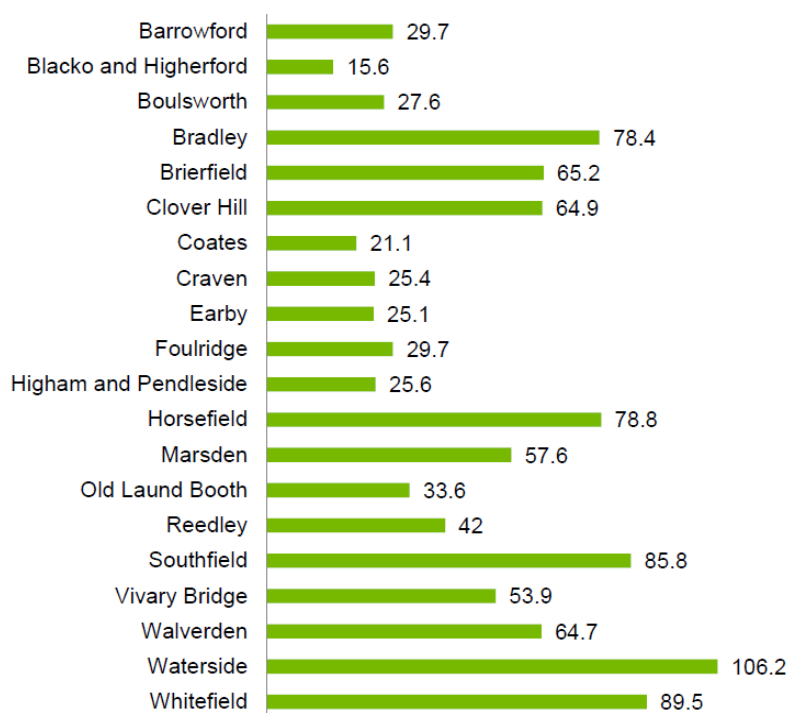
Source Pendle Profile (2015) from Lancashire MADE database 2014/15

³¹ Our Future, Our Pendle: Sustainable Community Strategy for Pendle 2008-2018

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- 3.2.71 Recorded crime rates vary significantly across the borough and generally reflect the urban/rural geography of the borough with higher rates experienced in the urban areas. The highest total recorded crime is in Waterside ward (Colne) where there were 106 recorded crimes for every 1,000 people in the ward between August 2014 and July 2015 with the lowest crime rate being found in the rural ward of Blacko and Higherford where only 15.6 crimes were recorded for every 1,000 people.

Figure 3.8 – Recorded crime rates per 1,000 population by ward



Lancashire MADE Crime Database 2014/15

Source: Pendle Profile (2015)

Likely Evolution of the Baseline without the Local Plan

- 3.2.72 It is difficult to predict how health in the area will change over time. However, it is likely that the growth in the percentage of population approaching retirement age in the borough will increase demand for health services in the future. Planning policy can facilitate the promotion of healthy lifestyles by (inter alia) safeguarding existing open space and recreational facilities and addressing deficiencies. Local planning policy can also help to ensure the future provision of health facilities and services to meet local needs and ensure that new development does not give rise to adverse impacts on human health. It can also seek to locate development within walking and cycling distance of services and facilities.
- 3.2.73 The Local Plan will set out policy to support the provision and enhancement of open space as well as Local Green Spaces, which are of particular importance to the local community, within the borough. Without the Local Plan, existing open spaces may be at risk of loss to

Baseline Analysis

development, and identified deficiencies in quality and accessibility of open space will not be addressed by new development. Local Green Spaces will not be delivered in the borough.

- 3.2.74 Future rates of crime are dependent on a complex range of socio-economic factors. Secure by design principles are set out in planning policy. Similarly land use policy which promote use of spaces and buildings throughout the day, avoiding dead frontages, and providing spaces which benefit from surveillance also benefit in reduce the potential and/or perception of crime occurring.

Key Sustainability issues

- The need to enhance and protect the health and wellbeing of the borough's population.
- The need to promote healthy lifestyles and in particular address obesity and levels of physical activity.
- The need to address health and disability related deprivation.
- The need to protect and enhance open space provision across the borough and address accessibility issues identified by the Open Space Audit and emerging Green Infrastructure Strategy.

Transport and Accessibility

Transport Infrastructure

- 3.2.75 The M65 Motorway provides the main transport corridor through the borough. The M65 Motorway runs between the boundary with Burnley within the south of the borough to Colne. It is managed by Lancashire County Council. In addition to the M65, the key strategic road network consists of the single carriage way routes of the A56, A682 and A6068. The A682 and A56 run in a north-south direction from Burnley through Barrowford and Colne, and towards Gisburn and Skipton respectively. The A6068 runs east-westwards through the North Valley of Colne linking to Keighley and Padiham.
- 3.2.76 The Pendle Infrastructure Study (2014) notes that a key issue for the borough is congestion on east-west routes through Colne. Since the closure of the railway north of Colne in the early 1970s the single carriageway A682, A56, and A6068 take much of the traffic which transports goods and people between Lancashire and Yorkshire. Strategic routes are highly congested at peak times particularly along the North Valley in Colne and along the A56 through the villages of Foulridge, Kelbrook and Earby. The following areas have been identified as the main congestion hotspots in the borough:
- Vivary Way / North Valley corridor.
 - M65 junction 13 north bound off slip road.
 - Albert Road/ Church Street, Colne.
 - Gisburn Road, Barrowford; and
 - Whitewalls Drive / Burnley Road roundabout.

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- 3.2.77 With regards to future highways improvements, the Lancashire Local Transport Plan (LTP3).³² indicates that Lancashire County Council will spend £25.27m on highways and transport services in Pendle up to 2021 and that this will be targeted at:
- Improving east-west and north-south connections and links into Central Lancashire and Manchester; and
 - Improving the quality of public transport infrastructure and services serving the district.
- 3.2.78 In addition, the East Lancashire Highways and Transport Masterplan (2014).³³, published in February 2014, shows a number of routes for a proposed bypass west of Colne to Foulridge. It demonstrates the need for a bypass and outlines the economic benefits it will bring to the area.
- 3.2.79 With regards to public transport, Northern Rail maintains three railway stations in Pendle at Brierfield, Nelson and Colne. An hourly rail service runs from the terminus at Colne to Burnley, Blackburn, Preston (with connections to the West Coast Mainline) and Blackpool. The Bus-Rail Interchange in Nelson, which opened in 2008, provides direct connections between rail and bus services. The Pendle Infrastructure Study (2014) notes that there are no direct Rail services to the major centres of Manchester, Leeds, or Bradford which is a key transport issue (see **Figure 3.9** for connectivity across the wider sub-region). Existing services are also infrequent and have suffered problems with reliability. The Nelson Interchange is considered to have improved facilities in Nelson, but Colne station suffers from poor links with the town centre.
- 3.2.80 The reinstatement of the Colne-Skipton railway line scheme is supported in the long term (2019-2029) in the Lancashire and Cumbrian Rail Utilisation Strategy.³⁴ if funding can be secured. If reinstated, the line would allow services from Burnley Central to go to Leeds (either directly or via a change at Skipton) thereby significantly reducing journey time by public transport between Nelson and Colne and Leeds, and offers potential strategic relief to capacity issues identified on existing trans Pennine routes. The Pendle Infrastructure Study (2014) notes that Lancashire County Council also supports the scheme in principle but there are concerns over the cost implications. Costs of £42-80m have been quoted depending on whether the scheme offers a single or double track alignment and service frequency.
- 3.2.81 Local bus services run from the main towns of Nelson and Colne to the rural settlements with a minimum hourly service. A half hourly service runs between Higherford, Nelson and Burnley. The service along the A682 between Colne and Burnley offers a high frequency service at intervals of up to 7 minutes. The Witch Way operates some morning only services between Nelson and Manchester with connections available to wider services at Burnley Bus Station. Mainline services offer direct links between Pendle and many towns in Pennine Lancashire with routes extending to Skipton, North Yorkshire and Keighley, West Yorkshire. This includes the hourly Wizz service which operates between Burnley and Skipton via Colne, Kelbrook and Barnoldswick. Stagecoach operates a half hourly service

³² Lancashire County Council (2011) Local Transport Plan (LTP3): A Strategy for Lancashire 2011-2021

³³ Lancashire County Council and Blackburn with Darwen Borough Council (2014) East Lancashire Highways and Transport Masterplan 2014 – 2021

³⁴ Network Rail (2008) Lancashire and Cumbria Route Utilisation Strategy

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between Skipton and Preston via Clitheroe which also serves Barnoldswick and Earby. There is also a network of local routes operating at half-hourly to less frequently intervals operating within the urban area of the M65 corridor and linking to settlements located within the rural western parishes including Fence, Newchurch-in-Pendle and Barley.

Figure 3.9 – Connectivity in East Lancashire and the wider area



Source: East Lancashire Transport Highways and Transport Masterplan

- 3.2.82 Providing opportunities for walking and cycling within the borough is key to promoting sustainable forms of transport and reducing levels of congestion (as well as providing opportunities for healthy living and green infrastructure improvements). There are cycle paths serving Whitewalls Industrial Estate, high schools on the west side of Colne, Nelson and Colne College, West Craven Business Park in Earby and Lomeshaye Industrial Estate from the north. There is a contraflow cycle lane on Leeds Road in Nelson town centre. The Pendle Cycling Strategy³⁵ seeks to promote Pendle as a centre for cycling. The Strategy supports an increase in cycling in the Borough by supporting the development of safer, quiet routes to school and the workplace for health and wellbeing, promoting cycling as a recreation activity, and the role of cycling in tourism. Cycling in Pendle represents an increasingly important industry and has also seen the borough secure major investments such as the Steven Burke Sport Hub.

³⁵ Pendle Borough Council (2016) Pendle's Cycling Strategy 2016-21

Baseline Analysis

Movement

- 3.2.83 The average distance commuted to work in England and Wales increased from 13.4 km in 2001 to 15.0 km in 2011. According to the 2011 Census, the average distance travelled to work by Pendle residents was 14km in 2011, a significant increase of 33.5% from the distance of 10.5km as at the 2001 Census. **Table 3.11** compares the distance travelled to work by the Borough's residents in 2001 and 2011 and highlights that the number of people travelling less than 10km has decreased overall. The 2011 Census also illustrates that the primary means of travelling to work is by car or van (37.9% of journeys).

Table 3.11 – Distance travelled to work

Distance Travelled to Work	Number of People (2001)	Number of People (2011)
Less than 2 km	10,590	9,011
2 km to less than 5 km	7,734	7,431
5 km to less than 10 km	6,627	6,409
10 km to less than 20 km	4,256	5,276
20 km to less than 30 km	1,283	1,798
30 km to less than 40 km	1,014	1,321
40 km to less than 60 km	774	1,093
60 km and over	504	815
Working from home	3,011	3,370
No fixed place	2,730	2,800

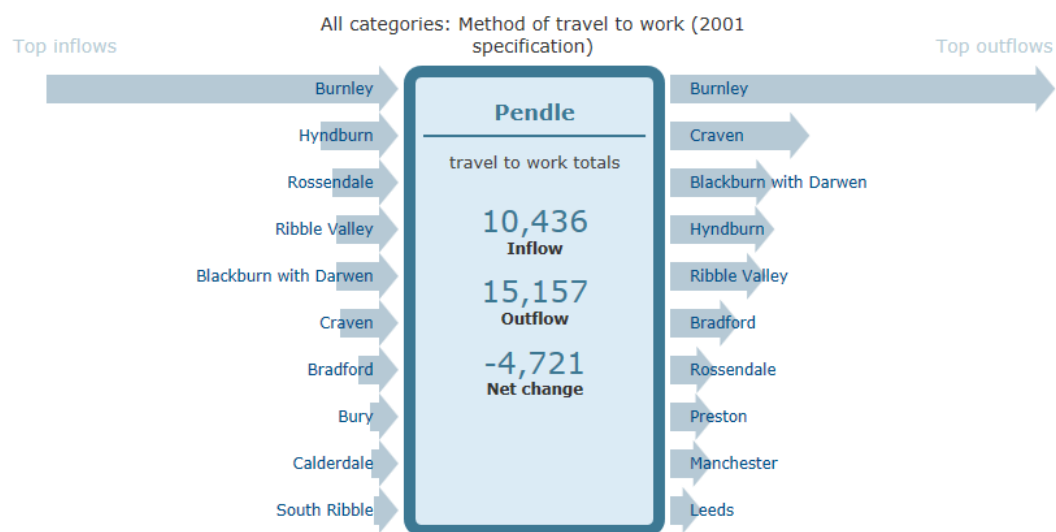
Source: ONS (2001) *Census 2001*; ONS (2011) *Census 2011*.

- 3.2.84 Overall, Pendle has a net outflow of 4,725 commuters with 10,432 coming into the borough to work and 15,157 commuting out of the borough to work (see **Figure 3.10**). The close links between Burnley and Pendle are reflected in the fact that at the time of the 2011 Census, 5,159 commuters travel between Pendle to Burnley, and 4,692 come into the borough from Burnley. The second highest number of commuters out of the borough is to Craven District where 1,713 commuters journey to work whilst only 596 come into the borough³⁶. Commuting to the cities of Manchester and Leeds is significantly lower with a net outflow of 287 to Manchester and 134 to Leeds respectively. Journeys to work are therefore relatively contained within the immediate sub region and to neighbouring Yorkshire authorities.

³⁶ Census 2011 data available from http://www.nomisweb.co.uk/census/2011/all_tables?release=OD.1 [accessed December 2016]

Baseline Analysis

Figure 3.10 – Workplace destinations



Source: NOMIS (2014) Location of usual residence and place of work by method of travel to work..³⁷

Likely Evolution of the Baseline without the Local Plan

- 3.2.85 An increase in population and households in the borough will in-turn generate additional transport movements. Based on existing trends, the majority of these movements are likely to be by car with a continuation of (net) out-commuting but also some in-commuting. This could result in increased pressure on the local road network and public transport infrastructure. In this regard, there may be further congestion issues exacerbated by new development in the borough.
- 3.2.86 The Lancashire Local Transport Plan ["LTP3"] sets the framework for improvements to the transport infrastructure network in the borough specifically: improving east-west and north-south connections and links into Central Lancashire and Manchester; and improving the quality of public transport infrastructure and services serving the district. The LTP3 period has now ended, however its priorities remain. The sub-regional East Lancashire Highways and Transport Masterplan 2014 – 2021 includes a range of measures, including routes for a proposed bypass from Colne to Foulridge. The Core Strategy includes policy to support these objectives and specifically supports the provision of a strategic road link towards Yorkshire (the A56 bypass) as well as reinstatement of the Colne to Skipton railway line. It is likely, given the significance of these projects, that these policy safeguards would remain through the new Local Plan.
- 3.2.87 The Local Plan could help to reduce pressure on road infrastructure by adopting a spatial strategy would seeks to promote access by walking and cycling routes and direct the delivery of housing and employment opportunities to accessible locations. Without the Local Plan there would be a significant policy gap with regard to the location of future growth and no site-specific allocations for employment and housing development. This gap could result in development being located in areas that are not well served by community facilities, services and jobs thereby leading to an increase in transport

³⁷ Available via: <https://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462234> [accessed April 2022]

Baseline Analysis

movements. Allied to this, opportunities may be missed to support the strategic approach to investment in transport infrastructure.

Key Sustainability Issues

- The need to ensure timely investment in transport infrastructure and services to accommodate anticipated growth.
- The need to address congestion, particularly along the North Valley in Colne and along the A56 through the villages of Foulridge, Kelbrook and Earby.
- The need to maintain the connectivity of the borough's main settlements via public transport within and beyond the borough.
- The need to encourage alternative modes of transport to the private car particularly forms of active travel.
- The need to ensure that new development is accessible to community facilities and services and jobs so as to reduce the need to travel.
- The need to encourage walking and cycling.

Land Use, Geology and Soil

Land Use

- 3.2.88 **Table 3.12** illustrates the key land uses in the borough (as at 2005) and highlights that the overwhelming majority (88%) of the borough is classified as green space. This reflects the largely rural nature of the borough outside of the M65 corridor.
- 3.2.89 The NPPF encourages the effective use of land by re-using land that has been previously developed. Overall since the start of the plan period 64% of new development has taken place on previously developed land (PDL) (often referred to as brownfield land)³⁸. In 2021/22 194 homes of the 285 completed in the borough were delivered at previously developed sites. The number of homes delivered on greenfield sites has been steadily reducing of late following a record high in 2018/19. The proportion of homes completed on greenfield sites remains much lower than in the early years of the plan and is likely to remaining proportionately high for the next few years taking into account projected completions³⁹.

Table 3.12 – Land uses in Pendle

Land Use	Area - Square metres (m ²) (thousands)
Domestic Buildings	2,535.73
Non-Domestic Buildings	1,647.74
Road	5,114.95
Domestic Gardens	6,230.68

³⁸ See Indicator SD03 Pendle AMR 2020/21

³⁹ See Pendle Five Year Supply Position Statement 2021 to 2022 [Five Year Housing Land Supply | Pendle Borough Council](#)

Baseline Analysis

Greenspace	151,117.48
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Source: Neighbourhood Statistics Key Figures for the Physical Environment (2005)

- 3.2.90 The Council no longer reports the amount of derelict and vacant land. However the latest available data for 2016/17 indicates that overall there are 34 hectares of derelict land and 5.8 hectares of vacant land within the Borough. The amount of vacant and derelict land has varied over time showing a number of sites are being redeveloped but additional, older sites are still becoming derelict in the borough.⁴⁰

Geology

- 3.2.91 The borough is shaped by its geology. Pendle stands at the head of the Calder Valley. To the north, east and south are large tracts of upland moor. To the west stands Pendle Hill, formed from Pendle Grit, a coarse Carboniferous age sandstone assigned to the Millstone Grit Group, which dominates the landscape and forms part of the Forest of Bowland Area of Outstanding natural Beauty (AONB). Weets Hill overlooks White Moor and the low-lying area of West Craven within the north of the borough.
- 3.2.92 Regionally Important Geological and Geomorphological Sites (RIGS) are the most important places for geology and geomorphology outside statutorily protected land such as Sites of Special Scientific Interest (SSSI). Whilst not benefiting from statutory protection, RIGS are equivalent to Local Wildlife Sites. In Lancashire, RIGS are known as Local Geodiversity Sites (LGS). Within Pendle itself there are three LGS in total: two significant geological outcrops and one geomorphological feature. These are listed below:
- Castercliffe, Nelson.
 - Tum Hill, Colne.
 - Salterforth Railway Cutting, Salterforth.

Soils

- 3.2.93 The Agricultural Land Classification (ALC) system developed by Defra provides a method for assessing the quality of farmland. The system divides the quality of land into five categories, as well as non-agricultural and urban. The 'best and most versatile land' is defined by the NPPF as that which falls into Grades 1, 2 and 3a. A large proportion of the borough is classed as Grade 4 ('Poor') with some smaller areas classed as Grade 5 ('Very Poor') reflecting the moorland landscape composition. The grazing of livestock and sheep are the main farming types.

Likely Evolution of the Baseline without the Local Plan

- 3.2.94 As set out above, national planning policy encourages the effective use of land by re-using land that has been previously developed and also seeks to protect the best and most versatile agricultural land. However, where Councils do not have a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, the NPPF's presumption in favour of sustainable development can often outweigh other national and local policy constraints.

⁴⁰ Pendle Borough Council (2017) Annual Monitoring Report 2016/17

Baseline Analysis

- 3.2.95 Without the Local Plan, national planning policy set out in the NPPF and policy in the Core Strategy (insofar as that they are consistent with policies of the NPPF) would apply. This is inclusive of Policy LIV1 which enables development adjacent to the settlement boundary to meet housing needs whilst the Local Plan Part 2 is being prepared (now abandoned). The preparation of a new Local Plan gives rise to the opportunity to alter development requirements and the spatial strategy, taking into account more recent evidence. The prolonged absence of an up-to-date and full Local Plan may continue the recent trend of unplanned edge of settlement development which may result reduce investment within the borough's urban areas, and a failure to align growth with investment and infrastructure with harmful consequences for the natural environment.
- 3.2.96 New development could also increase pressure on the borough's geological assets, which are recognised as regionally important Local Geodiversity Sites; the risk of which could be increased without clear policy seeking to protect and enhance the borough's geodiversity.

Key Sustainability Issues

- Previously developed (brownfield) land.
- The need to make best use of existing buildings and infrastructure.
- The need to protect sites of recognised geodiversity importance (Local Geodiversity Sites).
- Protect the limited areas of best and most versatile agricultural land.

Water

Water Quality

- 3.2.97 There are a number of main rivers within the borough including: Pendle Water, which flows initially southeast from the eastern slopes of Pendle Hill, and then southwest after the confluence with Colne Water; Colne Water, which travels from the southeast of Pendle Borough, and flows west to the confluence with Pendle Water; Stock Beck, part of a large catchment area in the northwest of the borough which responds rapidly to rainfall events; and Earby Beck (New Cut), a watercourse in the northeast of the borough with a large catchment area (New Cut is an artificial straightened channel).
- 3.2.98 Pendle Water and Colne Water each have a number of tributaries which are also classified as main rivers. There are also a number of ordinary watercourses in the borough. Together, the rivers in the borough total some 63km in length and largely drain westwards to the Ribble. With the exception of Stock Beck and its tributaries which drain towards the Ribble, streams and rivers in West Craven drain east towards the Humber and the North Sea rather than west towards the Ribble estuary.
- 3.2.99 Watercourses in the borough fall into three main catchments: watercourses draining to the Calder in the south; to the Ribble in the northwest; and to the Aire in the northeast. Its catchments are covered by the North West River Basin Management Plan and the Humber River Basin Management Plan.

Baseline Analysis

- 3.2.100 The North West River Basin Management Plan (RBMP) (2015)⁴¹ reports that 22% of surface waters in the North West river basin currently have 'Good' or 'High Ecological Status / Potential'. The Humber River RBMP (2015)⁴² reports that only 15% of surface waters in the Humber river basin currently have 'Good Ecological Status / Potential'. The Humber RBMP attributes the moderate/poor ecological status in the area to point source discharges (i.e. wastewater treatment works), and diffuse inputs from agriculture and mine water following the closure of collieries in the area.
- 3.2.101 The Environment Agency regularly monitor water quality within the borough's main rivers⁴³. In 2019 most main rivers were assessed to have moderate water quality with the exception of lower parts of Colne Water, Trawden Brook and Stock Beck where quality was assessed to be poor. This is a decline in standard in contrast to previous years. The assessment does not necessarily mean that water quality within the borough's main rivers has declined but highlights recent improvements made to the assessments made by the Environment Agency.

Water Resources

- 3.2.102 United Utilities and Yorkshire Water both provide public water supply to Pendle. The majority of the Borough falls under United Utilities whilst Yorkshire Water provides services in West Craven, north of Foulridge. The borough lies within the Grid and Strategic water resource zones (WRZs). Water in the Grid WRZ is supplied by Yorkshire Water from a combination of groundwater and surface waters (including rivers and reservoirs)⁴⁴ whilst in the Strategic WRZ more than 90% of the water supplied comes from rivers and reservoirs, with the remainder from groundwater.⁴⁵ Sewerage and wastewater treatment services are provided by United Utilities and Yorkshire Water.
- 3.2.103 The growth in local population is expected to increase demand on water resources, which has the potential to affect water resource availability. The United Utilities Water Resources Management Plan (WRMP) (2019)⁴⁶ highlights that that no deficits of supply are forecast in the Strategic WRZ until 2040, with this deficit to be managed through demand and leakage measures. Yorkshire Water's WMRP⁴⁷ identifies that the Grid WRZ is forecast to be in deficit from the mid 2030s onwards. Yorkshire Water's preferred solution to meet the forecast supply demand deficit in the Grid WRZ is a balance of measures including leakage reduction, use of an existing river abstraction licence, three groundwater schemes and customer water efficiency.

Flood Risk

- 3.2.104 The NPPF seeks to ensure that flood risk is taken into account at the plan making stage in order to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. The Environment Agency categorises flood

⁴¹ Environment Agency (2015) Water for life and livelihoods Part 1: North West river basin district River basin management plan

⁴² Environment Agency (2015) Water for life and livelihoods Part 1: Humber river basin district River basin management plan

⁴³ Reported through indicator EN14 Pendle Authority Monitoring Report 2020/21

⁴⁴ Yorkshire Water (2019) Water Resources Management Plan

⁴⁵ United Utilities (2019) Water Resources Management Plan

⁴⁶ United Utilities (2019) Water Resources Management Plan

⁴⁷ Yorkshire Water (2019) Water Resources Management Plan

Baseline Analysis

risk from rivers by identifying Flood Zones, definitions are set out in National Planning Policy Guidance:

- Flood Zone 1 – land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%).
- Flood Zone 2 – land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%) in any year; and
- Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) in any year.

3.2.105 The Pendle Strategic Flood Risk Assessment (SFRA) (2021)⁴⁸, indicates that fluvial flooding along Pendle Water, Stock Beck, Earby Beck and their associated tributaries is the primary source of flood risk in the borough. Risk from Surface water flooding in the borough is also primarily related to these river corridors. Over 448 hectares of the borough are considered to be at a high risk from flooding (Flood Zone 3). This area includes 967 residential and 220 commercial properties. A further 530 hectares are considered to be at low to medium risk from flooding (Flood Zone 2). This area includes 1,292 residential and 256 commercial properties.

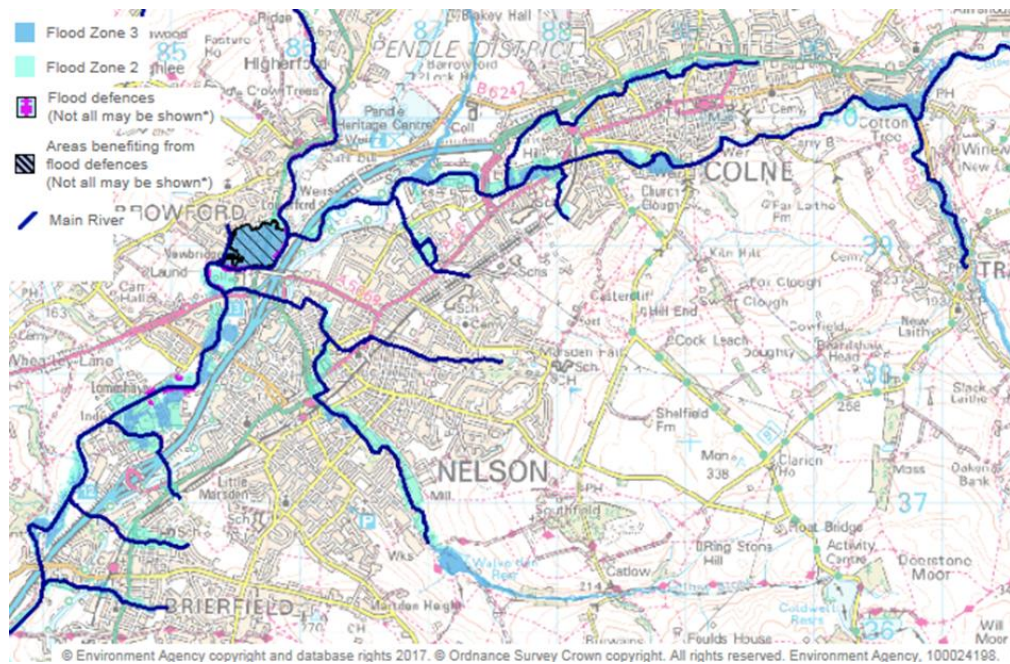
3.2.106 This means that approximately 11% of the borough is at risk of fluvial flooding, an area that includes 2,259 residential properties and 476 commercial premises. As a result of climate change some 700 properties in Pendle and neighbouring Burnley may be at risk of flooding in the future. Recent Environment Agency flood alleviation work has focussed on Pendle Water, in particular on the Barrowford and Lomeshaye flood defences.

3.2.107 **Figure 3.11** shows the flood risk affecting towns along the M65 corridor including the flood defences at Barrowford and Lomeshaye. **Figure 3.12** shows areas of flood risk affecting Barnoldswick and Earby in the north of the borough.

⁴⁸ JBA Consulting (2021) Pendle Strategic Flood Risk Assessment

Baseline Analysis

Figure 3.11 – Areas of Flood Risk along the M65 Corridor



Source: Environment Agency Flood Zone Map.

Figure 3.12 – Areas of Flood Risk in Barnoldswick and Earby



Source: Environment Agency Flood Zone Map.

Baseline Analysis

Likely Evolution of the Baseline without the Local Plan

- 3.2.108 The projected increase in the borough's population will result in increased pressure on water resources which could affect water availability and quality. Measures contained in the United Utilities and Yorkshire Water WRMPs would be expected to help ensure that future demands in this regard are met although opportunities may be lost to enhance the water efficiency of new development without a local policy-based approach.
- 3.2.109 An updated will be undertaken to the Pendle Infrastructure Study to assess the capacity of existing water supply and wastewater treatment works serving Pendle. The Local Plan gives rise to the opportunity to plan for new development and secure the timely investment in infrastructure to ensure that undue pressure on existing treatment facilities does not occur thereby avoiding potential for adverse effects on water quality and the wider environment.
- 3.2.110 National planning policy provides a strong framework with regard to flood risk. It is however important that developments are located and designed to minimise and effectively mitigate the risks of flooding from all sources requiring more detailed policies to determine development proposals. The Local Plan will set out important guidance for developments in relation to flood risk and drainage which will assist with the decision-making process.

Key Sustainability Issues

- The need to protect and enhance the quality of the district's water sources.
- The need to promote the efficient use of water resources.
- The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development.
- The need to locate new development away from areas of all sources flood risk, taking into account the effects of climate change.
- Effectively mitigate the risk of flooding from surface water through the design process prioritising the use of natural measures.

Air Quality

- 3.2.111 The Legislative frameworks and guidance in relation to air quality have been established at both the International and national level. Policies aim to reduce exposure to specific pollutants by reducing emissions and setting targets for air quality. Policies are driven by the aims of the EU Air Quality Directive (2008/50/EC) as transposed into UK law.⁴⁹ The key objective is to help minimise the negative impacts on human health and the environment. The Directive sets guidance for member states for the effective implementation of air quality targets.
- 3.2.112 The UK's National Air Quality Strategy⁵⁰ sets health-based standards for eight key pollutants and objectives for achieving them. This is to ensure a level of ambient air quality in public places that is safe for human health and quality of life. It also recognises that

⁴⁹ Available via: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=celex:32008L0050> [Accessed December 2016]

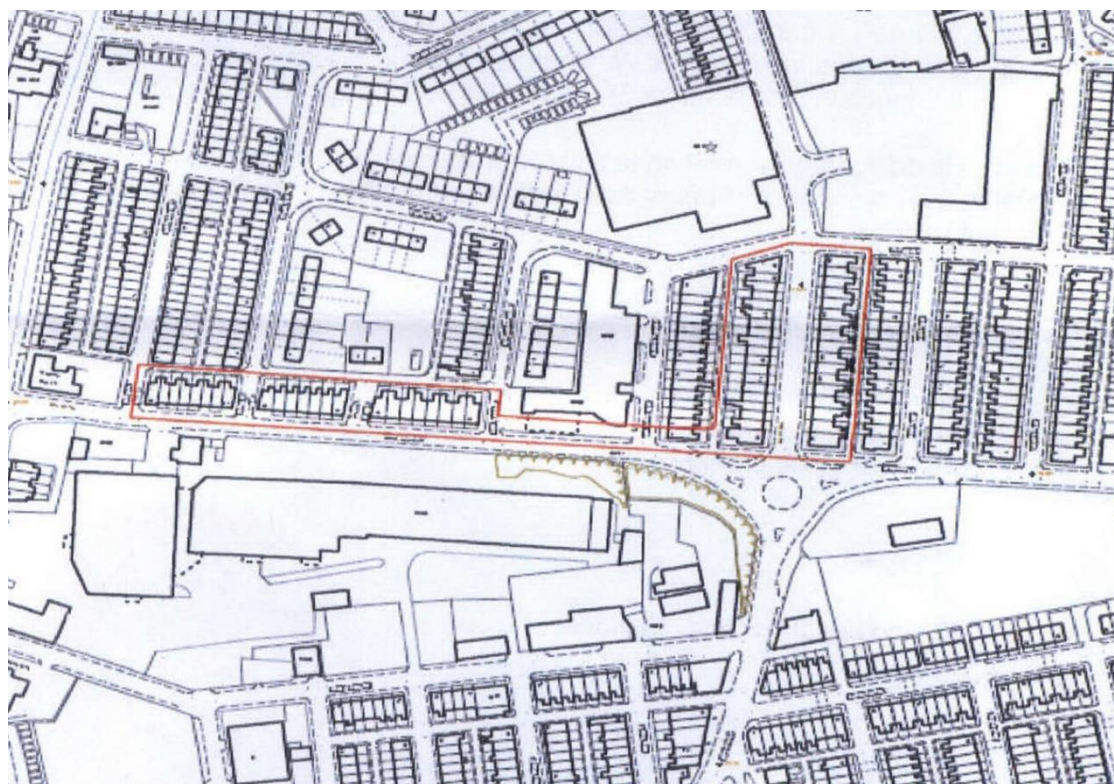
⁵⁰ *The Air Quality Strategy for England, Scotland, Wales and Northern Ireland*, Volume 1. Available via: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf [Accessed December 2016]

Baseline Analysis

specific action at the local level may be needed depending on the scale and nature of the air quality problem.

- 3.2.113 Local authorities have a duty to undertake a full review and assessment of air quality in accordance with the National Air Quality Strategy. Where there is a likelihood of a national air quality objective being exceeded, the relevant council must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives.
- 3.2.114 Pendle declared its first Air Quality Management Area on 1st April 2011 due to levels of the pollutant nitrogen dioxide from passing traffic in the Skipton Road/Windsor Street area of Colne exceeding the levels of Nitrogen Dioxide (NO₂) set down by the government (annual average of 40µg m⁻³) (see **Figure 3.13**). The vast majority of traffic travelling east from the end of the M65 motorway into North and West Yorkshire passes through the North Valley along the busy A6068. With two lanes merging into one, stationary traffic builds up on this stretch of road. Monitoring data indicates that the average level of NO₂ in 2015 (21 ppb) slightly exceeded the threshold average set down by Government (20.92 ppb equivalent to 40µg m⁻³). The Authority's Monitoring Report (2021) states that analysis of data shows that no new AQMAs need to be declared at the present time.

Figure 3.13 – Colne Air Quality Management Area



Source: Pendle Borough Council (2011) Air Quality Management Area Order

Baseline Analysis

Likely Evolution of the Baseline without the Local Plan

- 3.2.115 Improvements to air quality do not solely rely on planning policy as other changes can be made. However, an increase in population and households in the borough will in-turn generate additional transport movements and associated emissions to air. Without the Local Plan there would be a significant policy gap with regard to the location of future growth which could result in development being located in areas that are not well served by community facilities, services and jobs thereby increasing traffic movements.

Key Sustainability Issues

- The need to minimise the emissions of pollutants to air.
- The need to improve air quality, particularly in the borough's one AQMA in Colne.

Climate Change

- 3.2.116 Rising global temperatures will bring changes in weather patterns, rising sea levels and increased frequency and intensity of extreme weather. The effects of climate change will be experienced internationally, nationally and locally with certain regions being particularly vulnerable.
- 3.2.117 In July 2019, the Council declared a climate emergency and made a commitment for Council operations to be carbon neutral by 2030, and for Pendle as a whole to be carbon neutral by 2050. This pledge was made in response to UN Intergovernmental Panel on Climate Change (IPCC) Report in October 2018 which warned of the impacts of global warming of 1.5C above pre-industrial levels as a result of greenhouse gas emissions and the effects of extreme heat, drought, flooding and climate-related poverty. The IPCC 2022 Sixth Assessment warns that greenhouse gas emissions continue to climb worldwide and without immediate action efforts to keep temperatures below 1.5C above pre-industrial levels will not be successful.
- 3.2.118 The Lancashire Climate Change Strategy (2009)⁵¹ set out the broad approach in the County to help mitigate and adapt to the effects of climate change. It sets out sub-regional evidence related to the effects of climate change, including:
- A 0.40C rise in annual mean temperature at Manchester Airport between 1988 and 1997 (compared to the 1961-1990, 30-year average);
 - A 20% decrease in summer rainfall over the last century.
 - Increased high intensity rainfall since the 1960s.
 - Seasonal rainfall varying by as much as 15% from the average in the last 30 years; and
 - Increased flooding of some of the region's major rivers in the last few decades.
- 3.2.119 Measures to prevent or minimise the adverse effects of climate change include efficient use of scarce water resources; adapting building codes to future climate conditions and extreme weather events; building flood defences, providing temporary flood water storage

⁵¹ Lancashire County Council (2009) Lancashire Climate Change Strategy

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and increasing infiltration rates within the catchment area; and more climate resilient crop selection (e.g. drought-tolerant species).

- 3.2.120 Carbon dioxide (CO₂) is identified as being the most important of the greenhouse gases which are being produced by human activity and contributing to climate change. According to the Intergovernmental Panel on Climate Change (IPCC), stabilising CO₂ concentrations at 450 parts per million (ppm) (that is 85 ppm above 2007 levels and 170 ppm above pre-industrial levels) in the long term would require the reduction of emissions worldwide to below 1990 levels within a few decades.
- 3.2.121 The policy and legislative context in relation to climate change has been established at the international level (Paris Agreement) and has been transposed into European, national and local legislation, strategies and policies. Reducing CO₂ emissions in the atmosphere is a national target to reduce climatic impact. This is driven by the Climate Change Act (2008), which sets a legally binding target of at least a 34% reduction in UK emissions by 2020 and at least an 80% reduction by 2050 against a 1990 baseline. The UK Government has since committed to Carbon Neutrality by 2050.
- 3.2.122 **Table 3.13** shows per capita CO₂ emissions for the plan period up to 2019 for Pendle. Pendle's per capita emissions have generally fallen slowly over this period. Emissions have consistently been lower than national (UK) and regional averages. In 2019 per capita emissions stood at 4.5 tonnes CO₂ per capita compared to 5.2 tonnes nationally and 5.3 tonnes regionally. Per capita emissions have further declined to 3.9 tonnes in 2020, however it is likely these figures are somewhat skewed by the pandemic.

Table 3.13 – CO₂ Emissions Per Capita 2011-2019 (tonnes)

Year	Pendle	North West	UK
2011	5.7	6.9	6.9
2012	6.2	7.3	7.2
2013	6.0	7.0	7.0
2014	5.4	6.3	6.4
2015	5.2	6.0	6.1
2016	4.9	5.7	5.7
2017	4.7	5.5	5.5
2018	4.6	5.4	5.4
2019	4.5	5.3	5.2

Source: Department for Energy and Climate Change (2019) UK local authority and regional carbon dioxide emissions national statistics: 2005-2019

- 3.2.123 **Table 3.14** highlights, per capita emissions of CO₂ from industry and domestic uses are higher than for road transport within the Borough between 2011 and 2019. This broadly reflects trends at the regional, County and national level. Over time emissions from industry and commercial, and domestic uses has reduced whilst emissions from road transport have remained largely static relative to population.

Baseline Analysis

Table 3.14 – Per Capita CO₂ Emissions by Source 2011-2019 (tonnes CO₂ per person)

Year	Industry and Commercial	Domestic	Road Transport
2011	2.0	2.1	1.4
2012	2.4	2.2	1.4
2013	2.3	2.2	1.4
2014	2.0	1.9	1.4
2015	1.8	1.8	1.4
2016	1.6	1.7	1.4
2017	1.5	1.6	1.4
2018	1.4	1.6	1.4
2019	1.3	1.6	1.6

Source: Department for Energy and Climate Change (2019) UK local authority and regional carbon dioxide emissions national statistics: 2011-2019

- 3.2.124 The prudent use of fossil fuels and reducing levels of energy consumption will help to achieve lower CO₂ emissions. Between 2005 and 2017, total energy consumption in Pendle decreased from 2,147.5 Gigawatt Hours (GWh) to 1,712.4 GWh. This represents a significant reduction in energy consumption of around 20%, which is around that experienced both regionally and nationally over the same period. In 2014, the domestic sector was the largest consuming sector of energy equating to 41% of all energy consumed. In comparison, transport consumed 25% of energy whilst industry and commercial uses consumed 34%.⁵² This is similar to regional trends and national trends.
- 3.2.125 As of 2019, the North West region generated 11,000 GWh of electricity from renewable sources, higher than most of the English regions (except for the East of England and Yorkshire and the Humber which were higher). This represents a significant increase in generation from renewable sources since 2003 which had a recorded measure of 858.5 GWh. The principal source of electricity was wind power, which accounted for 8,711 GWh electricity generated.⁵³ The installed capacity of sites generating electricity from renewable sources in the North West is also slightly higher than the average for all English regions and in 2019 stood at 3,508 MW (compared to an average of 3,281.7 MW across all regions).
- 3.2.126 The South Pennines Renewable and Low Carbon Energy Study⁵⁴ indicates that across the sub region as a whole there is potential for the following technologies:
- Commercial scale wind (by far the most significant resource).

⁵² Department for Business, Energy and Industrial Strategy (2019) Sub national final energy consumption statistics: 2005-2017. Available from <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level-2005-to-2010> [accessed September 2020]

⁵³ Department for Energy and Climate Change (2019) *Regional Statistics: Generation*. Available from <https://www.gov.uk/government/statistics/regional-renewable-statistics> [Accessed September 2020].

⁵⁴ Maslen Environmental (2010) South Pennines Renewable and Low Carbon Energy Study. Available at: http://www.pendle.gov.uk/downloads/file/5296/south_pennines_renewable_and_low_carbon_energy_study [accessed December 2016]

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- Smaller scale biomass utilising technologies, including Biomass use in Combined Heat and Power (CHP) to provide district heating.
- Small scale solar PV.
- Small scale wind energy; and
- Very small amounts of hydropower.

3.2.127 The study states that although there is a relatively large theoretical resource of solar energy for PV generation this cannot generate large amounts of electricity with the technology at the time due to the low-capacity factors available. Commercial scale wind was considered to be able to provide between six and seven times more renewable electricity generation than all the other available technologies combined

3.2.128 The Study also indicates Pendle would need to generate 15.4MW of electricity and 11.8MW of heat from renewable and low carbon energy sources to meet the aspirations of the UK Renewable Energy Strategy. Latest monitoring⁵⁵ of completed schemes suggests that the borough is now generating 1.67MW of renewable energy. This is still someway from the overall aspirational target for the borough.

Likely Evolution of the Baseline without the Local Plan

3.2.129 In June 2009, the findings of research on the probable effects of climate change in the UK was released by the UK Climate Change Projections team under Defra.⁵⁶ This team provides climate information for the UK up to the end of this century and projections of future changes to the climate are given, based on simulations from climate models. Projections are broken down to a regional level across the UK and illustrate the potential range of changes and the level of confidence in each prediction.

3.2.130 According to the 2009 UK Climate Projections, the following climatic changes in the North West are likely to occur by 2080:

- Winter temperatures will increase by 2.3-3.1°C.
- Summer temperatures will increase by 2.8-4.7°C.
- Winter precipitation will increase by 15-26%.
- Summer precipitation will decrease by 17-28%.

3.2.131 The Lancashire Climate Change Strategy (2009) identifies a number of potential risks to the county. This includes damage to roads and other infrastructure; heatwaves which can cause significant health problems, particularly in elderly and vulnerable sections of the community and more intense rainfall, which will increase the risk of flooding.

3.2.132 Climate change is occurring and will continue regardless of local policy intervention. However, national policy on climate change, existing Core Strategy policy and other plans and programmes alongside the progressive tightening up of Building Regulations will help

⁵⁵ Pendle Borough Council (2016) Authority Monitoring Report 2015/16

⁵⁶ See <http://ukclimateprojections.metoffice.gov.uk/21708?projections=23813> [Accessed December 2016].

Baseline Analysis

to ensure that new development is located and designed to adapt to the effects of climate change and that measures are in place to mitigate climate change. Notwithstanding, without the Local Plan, the Council is likely to have less control over, in particular, the location of new development which could exacerbate climate change impacts and mean that opportunities to mitigate effects (for example, through reducing transport movements, tree planting and borough wide and small-scale renewable energy solutions) may be missed. In addition, the Local Plan provides the opportunity to secure higher standards in design and energy performance of new development through the application of more stringent policy requirements. The Local Plan could also provide opportunity for the generation of electricity by renewable energy sources.

Key Sustainability Issues

- The need to ensure that new development is adaptable to the effects of climate change.
- The need to increase woodland and tree cover to help mitigate and adapt to climate change.
- The need to mitigate climate change including through increased renewable energy provision, self-sufficiency, and apply measures to reduce the energy demands of new developments.
- The need to ensure that new development is sustainably located.

Material Assets

Waste

- 3.2.133 Lancashire County Council is the Waste Planning Authority for the Pendle area. Lancashire County Council is currently reviewing the Joint Lancashire Minerals and Waste Local Plan (which comprises the Joint Lancashire Minerals and Waste Core Strategy (2009) and Joint Lancashire Minerals and Waste Site Allocations Plan (2014)).
- 3.2.134 Local authority collected waste statistics for Lancashire indicate that a total of 579,762 tonnes of waste was collected in 2019/20 of which 45.5% was recycled/composted and 54.5% sent to landfill. In terms of Pendle, a total of 36,725 tonnes of municipal waste was collected in 2019/20, 30% (11,221 tonnes) was recycled or composted whilst 70% (25,504 tonnes) was not recycled.⁵⁷

Minerals

- 3.2.135 Government policy promotes the general conservation of minerals whilst at the same time ensuring an adequate supply is available to meet needs. Mineral resources are not distributed evenly across the country and some areas are able to provide greater amounts of certain minerals than they actually use.
- 3.2.136 Lancashire is an important source of natural materials with sandstones in the west and in the east, small areas of limestone in the north, and significant areas of glacial till. The

⁵⁷ Defra (2014) Local Authority Collected Waste Statistics, available from <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables> [Accessed December 2016]

Baseline Analysis

Lancashire Local Aggregates Assessment⁵⁸ notes that the resources are significant for the region given the extent of urbanisation in Merseyside and Manchester, the limited availability of hard rock in the south of the North West, and of limestone throughout the North West. The only mineral resource produced in Pendle Borough is Sandstone. Sandstone is used as a raw material for manufacturing and in construction and a significant proportion is exported to neighbouring areas such as Greater Manchester.

- 3.2.137 The Local Aggregates Assessment⁵⁹ has been produced to produce data on aggregates production and inform the preparation of the new Minerals and Waste Local Plan. This Assessment sets out the current and future situation in Lancashire with regard to all aspects of aggregate supply, in particular, setting out the amount of land won aggregate that the area will need to provide in the coming years.
- 3.2.138 The Assessment highlights that production of sand and gravel has averaged 0.43 million tonnes (mt) per annum between 2008 and 2018. The figures indicate a predominantly level trend in this period with peak periods in the first three years. The average annual sales of Limestone for the period 2008 to 2018 is 2.36mt. Total sales are increasing to prerecession (2008) levels however the number of quarries is set to reduce. Gritstone sales have been level, with average sales over 2008 and 2018 at 0.94mt. No Sites are allocated for mineral extraction in the borough.

Likely Evolution of the Baseline without the Local Plan

- 3.2.139 Waste generation in the borough is expected to increase, commensurate with population growth. This could place pressure on existing waste management facilities, although it is envisaged that recycling/reuse rates would also continue to increase. New development (both within the Borough and nationally) may also place pressure on local mineral assets to support construction. The Local Aggregates Assessment identifies that the majority of the permitted reserves will be held in a dwindling number of quarries for both sand and gravel and limestone up to 2028 and held in one quarry for gritstone.
- 3.2.140 Despite the projections outlined above, planning for waste and minerals is a county function and in consequence, the baseline would not be expected to change significantly without the Local Plan. However, policies in the Local Plan could support the objectives of the existing and emerging Waste and Minerals Local Plan including by, for example, promoting the provision of on-site recycling facilities and the sustainable use of materials in new development.

Key Sustainability Issues

- The need to minimise waste arising and encourage reuse and recycling.
- The need to promote the efficient use of mineral resources.
- The need to ensure the protection of the borough's mineral resources from inappropriate development.

⁵⁸ Lancashire County Council (2019) Joint Lancashire Local Aggregate Assessment

⁵⁹ Lancashire County Council (2019) Joint Lancashire Local Aggregate Assessment

Baseline Analysis

Cultural Heritage

3.2.141 Pendle's cultural heritage is a key feature of the local authority area. The National Heritage List for England⁶⁰ includes the following entries for Pendle:

- 329 listed building entries (comprising 3 Grade I, 21 Grade II* and 305 Grade II listed buildings); and
- 11 scheduled monuments.

3.2.142 Additionally, there are 23 conservation areas which cover around 14% of the Pendle land area. These mainly include historic villages and towns. There are also a number of buildings within the Pendle area which are not listed but which contribute to the character of the area, including nine buildings of local historic significance identified in the Bradley Area Intensive Urban Assessment (2006). Designated historic assets in Pendle are shown in **Figure 3.14**.

3.2.143 Pendle is an area of contrast. Nelson, Colne and Barnoldswick each have a strong and distinctive urban landscape with key landmark buildings. Within the rural areas, villages are set within hillside landscapes such as Newchurch-in-Pendle on the open slopes of Pendle Hill, or within narrow valleys such as Wycoller. The Trawden Forest farms are set within an area of stone walls and is recognised as part of a substantial conservation area.

3.2.144 The Grade I listed medieval churches in Colne, Barnoldswick and Bracewell, are complemented by an array of buildings which reflect the area's origins in the rural pre-industrial farming settlements of the 16th, 17th and 18th centuries. There are a large number of high-quality stone houses dating from this period and the distinctive use of local stone and slate, and vernacular building styles, is a constant feature of the borough.

3.2.145 The Northern Lights: Finding a Future for the Weaving Sheds of Pennine Lancashire (2010) identifies the importance of weaving sheds to the heritage of Pendle and sets out the potential they have for re-use and conversion. The Leeds and Liverpool canal corridor and its associated assets, including locks, bridges and warehouses are also recognised as making a significant contribution to the cultural heritage of the borough.

3.2.146 Brierfield Mills is identified on the Historic England 'At Risk' register⁶¹. It is the only historic asset within the Borough on this register. Brierfield Mills is subject to an ongoing mixed-use redevelopment.

Likely Evolution of the Baseline without the Local Plan

3.2.147 It is reasonable to assume that the majority of Pendle's designated heritage assets would be protected without the Local Plan (since works to them invariably require consent which would involve complying with national policy set out in the NPPF). However, elements which contribute to their significance could be harmed through inappropriate development in their vicinity and opportunities to enhance assets may also be missed. The failure to adequately recognise and protect these assets and features could harm the unique built qualities of Pendle.

⁶⁰ Available from <https://historicengland.org.uk/listing/the-list/advanced-search> [accessed December 2016].

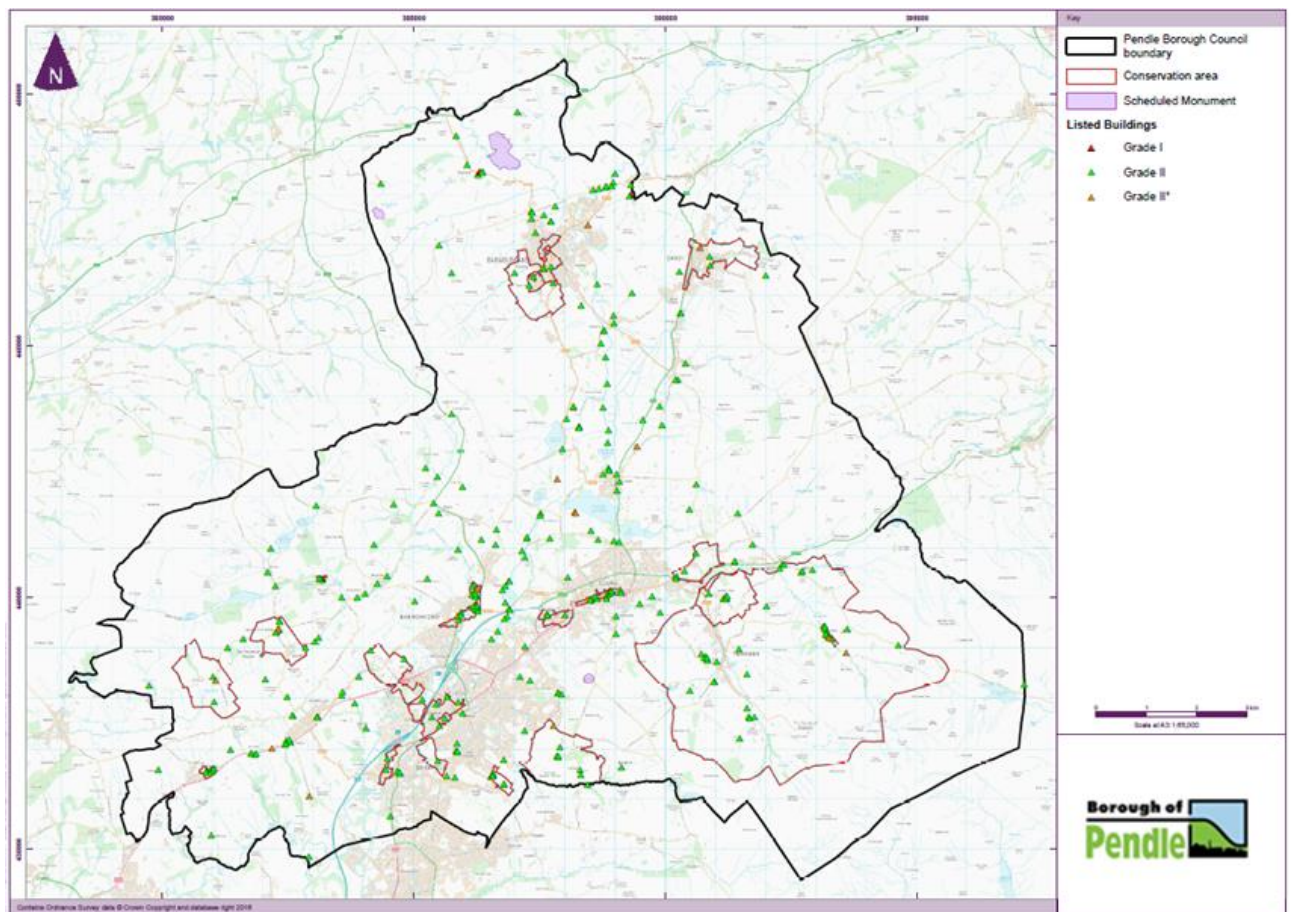
⁶¹ Available from <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/advanced-search> [Accessed December 2016].

Baseline Analysis

Key Sustainability Issues

- The need to protect and enhance Pendle's cultural heritage assets and their settings.
- The need to avoid harm to the borough's heritage assets.
- The need to tackle heritage assets at risk.
- The need to recognise the contribution made by the historic environment to the character of landscapes and townscape.

Figure 3.14 – Designated Cultural Heritage Assets



Baseline Analysis

Landscape

- 3.2.148 Pendle falls within three distinct landscape character areas defined as National Character Areas (NCA) and areas are further subdivided in the Lancashire Landscape Character Assessment (2009).⁶² To the north, around Barnoldswick, the landscape is classified as 'Bowland Fringe and Pendle Hill'. It is an area of rolling landscapes with numerous river valleys and upland features including Pendle Hill. Extensive semi-natural and ancient woodland is found on main valley bottoms, side valleys and ridges. The remainder of the land is mostly in agricultural use, with permanent pasture and hay meadows, mostly improved, for dairy and livestock farming. At higher elevations is rough grazing. The Natural England National Character Area profile (2015/16).⁶³ shows that between 2000 and 2009 there was a 1 per cent decrease in the total farmed area and the incremental effect of many small-scale new developments has resulted in a dilution of traditional vernacular styles. Many prominent, mature flood plain, parkland and hedgerow trees are over mature or in decline. There is little evidence of regeneration in hedgerows or of replacement planting. It states that pressure for new development and building conversion in an open exposed landscape can be visually intrusive.
- 3.2.149 Towards the south of the borough, around Trawden is defined as the Southern Pennines Character Area. At lower levels this is predominantly pasture, largely defined by dry stone walls. Higher up is open moorland and blanket bog deeply trenched by narrow valleys and wooded cloughs. This is a designated wildlife habitat (Special Protection Area (SPA)) with extensive views from elevated locations in all directions. Results from Countryside Quality Counts for the period 1999 to 2003 indicate that along with an increase in the uptake of woodland grant schemes for the management of established woodlands, there has also been a significant increase in the area of woodlands, with agreements in place to restock and expand upland oak woodlands. Many mills and other buildings have been converted into other uses, including retail and housing, thus avoiding their dereliction or loss. Over recent years there has also been construction of pylons, communications masts and wind farms, often in prominent locations.⁶⁴
- 3.2.150 Between these areas lies an area classified as the 'Lancashire Valleys'. This follows the River Calder, with primary lines of communication in the valley bottom including the Leeds and Liverpool Canal, the Preston-Colne rail link and M65 motorway. The area is predominantly urban with strong industrial heritage, associated with cotton weaving and textile industries. The fabric of the built environment comprises many redundant or underutilised mill buildings, mill lodges and ponds, Victorian stone buildings well-integrated into the landscape and large country houses with associated parklands particularly on northern valley sides away from major urban areas. Natural England data from 1999 and 2003 suggests that decline in management of hedges and walls, continues, with conversion to post-and-wire fencing. Residential development pressure around towns and villages is an issue in all lowland parts of the area. The motorway corridors are particularly at risk from housing, leisure, retail and commercial development.

⁶² Lancashire County Council (2009) Landscape Character Assessment

⁶³ Natural England National Character (NCA) Area Profiles Available via: <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-north-west-england> [accessed April 2022]

⁶⁴ Natural England National Character (NCA) Area Profiles Available via: <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-north-west-england> [accessed April 2022]

Baseline Analysis

Lancashire Green Belt

- 3.2.151 The borough includes Green Belt mainly around the western and northern edges of the M65 Corridor settlements of Brierfield, Nelson, Barrowford and Colne (see **Figure 3.15**). A total of 2,036 hectares (5,031 acres) of Pendle is currently designated as Green Belt, equivalent to approximately 12% of the borough. The detailed boundaries of the Green Belt were established in the Pendle Local Plan adopted in January 1999. With few exceptions the general extent of the Green Belt in Pendle has remained large unaltered since this date. The Council has prepared Green Belt Assessment which provides evidence to inform the Local Plan Part 2 which will be carried forward to inform the Local Plan. The Sustainability Appraisal takes into account the findings of the Assessment.

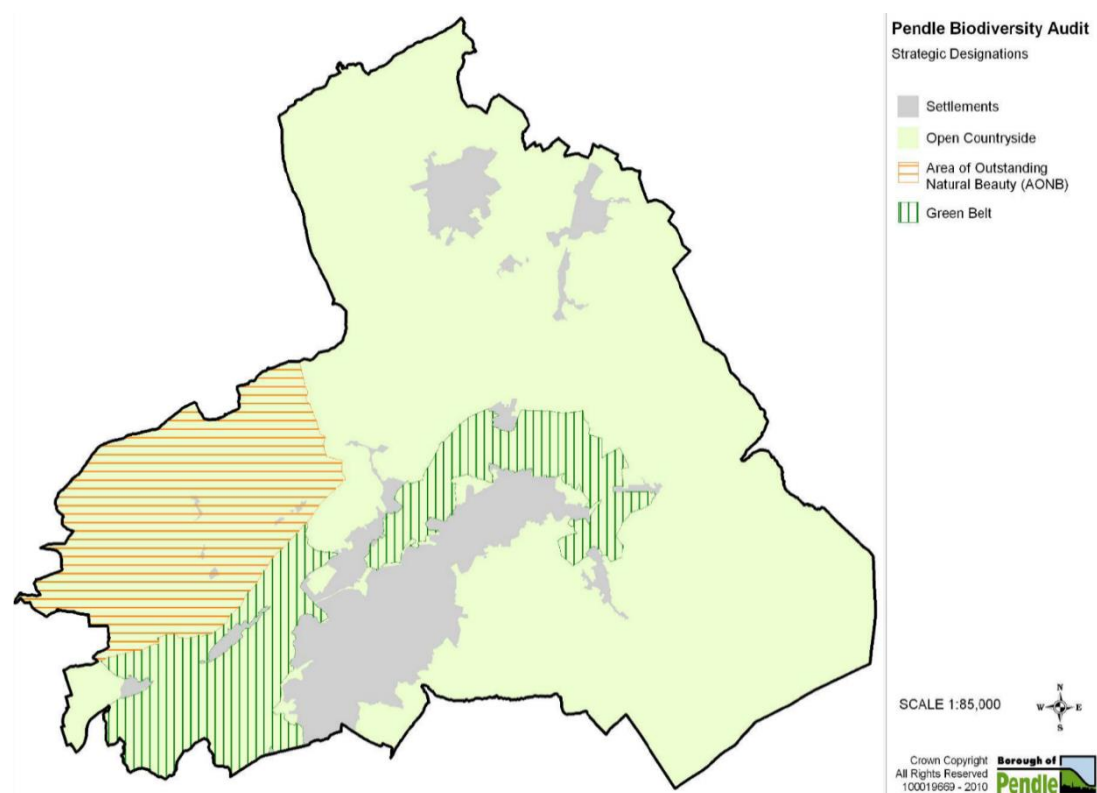


Figure 3.15 – AONB and Green Belt Designations in Pendle

Source: Pendle Borough Council (2010) Pendle Biodiversity Audit

Forest of Bowland Area of Outstanding Natural Beauty (AONB)

- 3.2.152 The Forest of Bowland Area of Outstanding Natural Beauty (AONB) (see **Figure 3.15**) covers 2,415 hectares of land in the south western area of the Borough, west of the settlements within the M65 Corridor. In total, the Forest of Bowland Area AONB covers some 803 square kilometres across both Lancashire (which includes 730 sq.km) and Yorkshire (which includes 73 sq.km). The AONB was designated in 1964 for:

Baseline Analysis

- The grandeur and isolation of the upland core.
- The steep escarpments of the moorland hills.
- The undulating lowlands.
- The serenity and tranquillity of the area.
- The distinctive pattern of settlements.
- The wildlife of the area; and
- The landscape's historic and cultural associations.

3.2.153 The Forest of Bowland AONB Management Plan (2019)⁶⁵ identifies the seven distinctive qualities which contribute to its sense of place:

- An Outstanding Landscape.
- Wild open spaces.
- A special place for wildlife.
- A landscape rich in heritage.
- A living landscape.
- Delicious local food and drink; and
- A place to enjoy and keep special.

3.2.154 A Supplementary Planning Document (SPD) to be prepared by the Council, will provide guidance on development in the AONB and wider countryside. Relevant evidence emerging from the SPD will be reflected in the baseline.

Townscape Character Areas

3.2.155 The Nelson Town Centre Masterplan⁶⁶ identified that the main town centre in the borough is characterised by:

- Fine grained street network of the historic core.
- Covered canopies attached to some shopping parades.
- The extensive use of natural stone as a building material.
- Views out of the town towards Pendle Hill and the surrounding Pendle Countryside.
- The architecture of key landmark buildings.
- The permeability and legibility of the nineteenth century street layout; and

⁶⁵ The Forest of Bowland Area of Outstanding Natural Beauty Partnership (2019) Forest of Bowland AONB Management Plan

⁶⁶ Cushmen and Wakefield (2021) Nelson Town Centre: Final Masterplan Report

Baseline Analysis

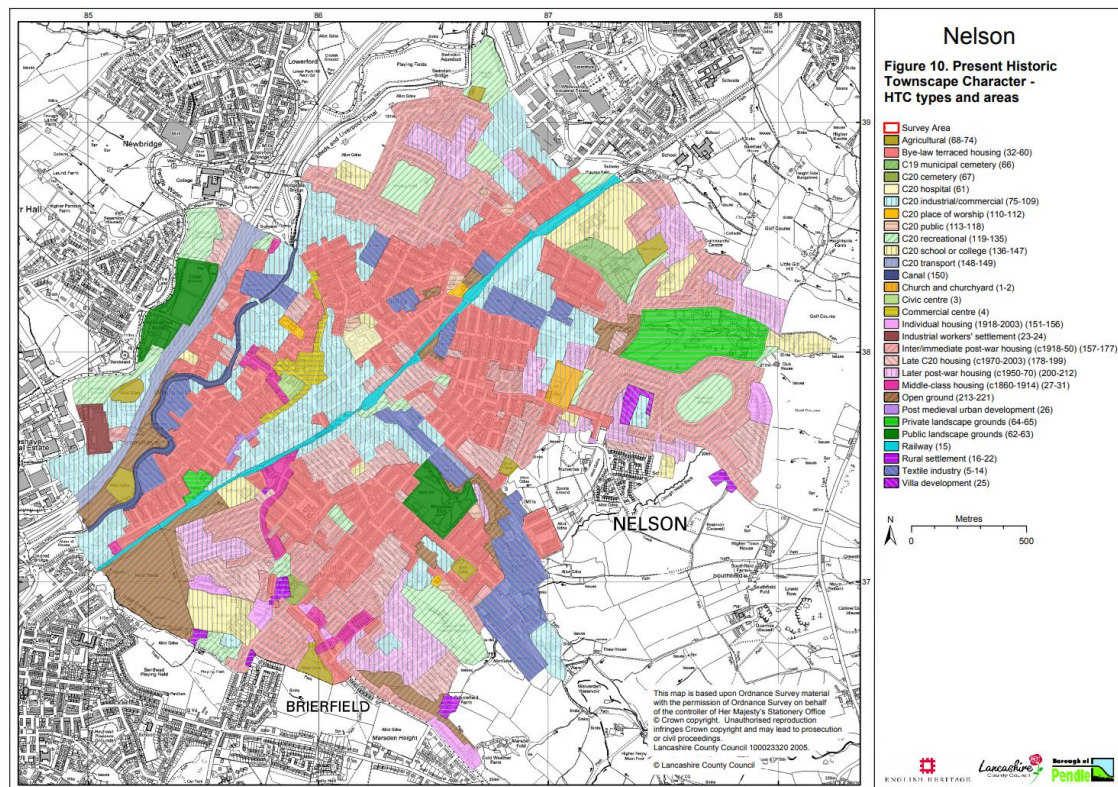
- Walverden Water – a natural asset that is underutilized.
- 3.2.156 A public consultation took place in April 2022 regarding potential enhancements to pedestrian and cycling connectivity across Nelson Town Centre.
- 3.2.157 The Lancashire Extensive Urban Survey⁶⁷, undertaken between 2001 and 2006, comprised a three-stage survey of the historical and archaeological aspects of 33 towns in Lancashire. As part of this survey, Historic Town Assessment Reports were prepared for Nelson, Colne and Barnoldswick. The reports outline their historic development and identify areas which share common townscape characteristics
- 3.2.158 The Nelson Historic Town Assessment Report (2006)⁶⁸ identifies that the historic urban core of Nelson is focused on the area around Manchester Road, Scotland Road, and Market Street which primarily consist of late 19th and 20th century commercial buildings. To the south and east of this area, on either side of the railway, lies 20th century commercial development and 20th century housing. Gridiron plan byelaw terraced houses, which are almost entirely stone-built, cover substantial areas adjacent to the town centre, forming a ring around much of it.
- 3.2.159 The town is crossed by three transport routes (M65 motorway, railway and canal). Pre 20th century industrial sites and associated terraced housing lie along much of the canal corridor, although some of this housing has been replaced by modern development. During the 20th century, residential areas of Nelson expanded further out from the earlier terraces, particularly to the north, east and west. Based on this overall assessment, the Report identifies a number of distinct historic townscape character areas (see Figure 3.16).

⁶⁷ Further information about the Survey is available via: <http://www.lancashire.gov.uk/libraries-and-archives/archives-and-record-office/historic-environment-record.aspx> [access February 2017]

⁶⁸ Lancashire County Council and Egerton Lea Consultancy with the support of English Heritage and Pendle Borough Council (2006) Lancashire Historic Towns Programme: Nelson – Historic Town Assessment Report

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Figure 3.16 – Nelson Historic Townscape Character Areas



Source: Lancashire County Council and Egerton Lea Consultancy with the support of English Heritage and Pendle Borough Council (2006) Lancashire Historic Towns Programme: Nelson – Historic Town Assessment Report

3.2.160 The Bradley Area Action Plan (2011) includes an assessment of character areas in this part of Nelson based on the Bradley Intensive Urban Assessment (2006) (see **Figure 3.17**). The character areas are defined as:

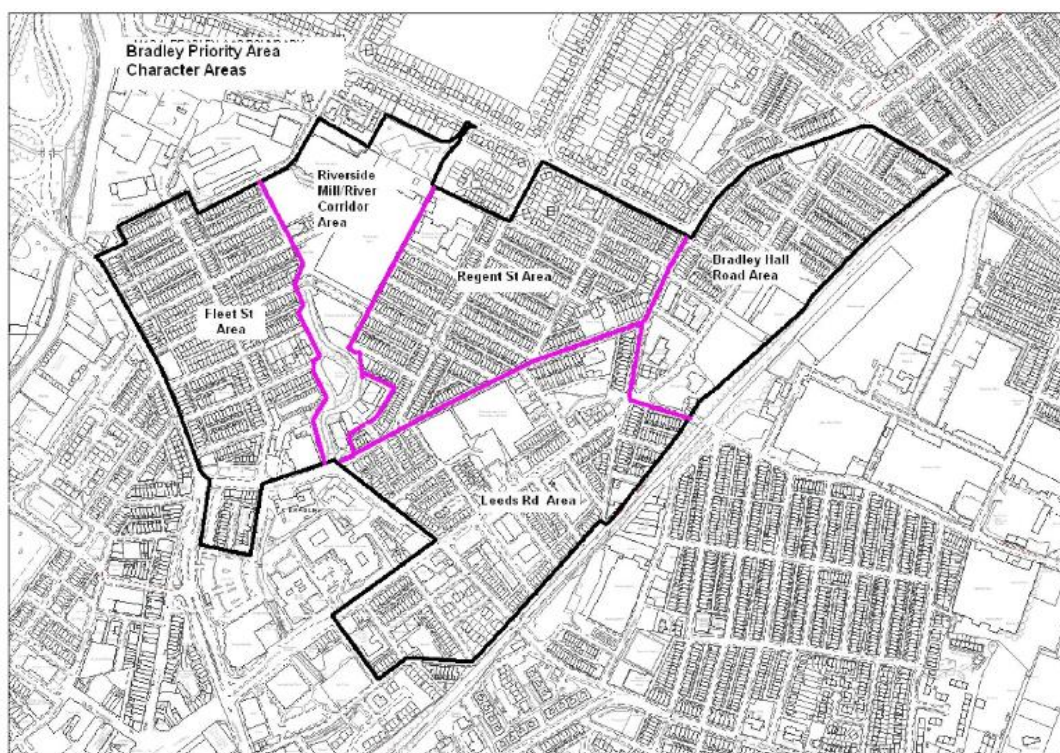
- Fleet Street area – this area is highly cohesive and consistent in terms of its layout, architectural character and housing quality. The cohesiveness of this area should be maintained where possible. Several terraces in this area have been group repaired and demonstrate how properties can be returned to their original condition in terms of external appearance.
- Riverside Mill and river corridor area – this area contains the most significant redevelopment opportunity in Bradley. Any redevelopment in this area should capitalise on the presence of Walverden Water, which flows through the former Riverside Mill site.
- Bradley Hall Road area – despite the fact that this area was one of the last areas within Bradley to be developed for terraced housing, the overall quality of the housing stock is poor. The area has been subject to environment improvements, but the removal of boundary treatments in some streets and the realignment of carriageways have led to an erosion of the original character of the area.
- Leeds Road area – the Leeds Road area is dominated by the Throstle Nest Mill. The scale of the mill and the predominantly blank perimeter walls have a negative impact on the environment in this area and create a barrier to movement and connectivity. Also the demolition of Queen Street and Bank Street terraces has created some very

Baseline Analysis

untidy areas. This has resulted in a generally poor environment in the housing area to the southwest of the mill between Bankhouse Road and Leeds Road.

- Regent Street area - this area of Bradley comprises two distinct local environments. The area to the north of Crawford Street is well maintained with some alley-gating. The area to the south suffers from a poor-quality environment, which needs to be tackled through demolition or group repair of the existing stock.

Figure 3.17 – Bradley Character Areas



Source: Pendle Borough Council (2011) Bradley Area Action Plan

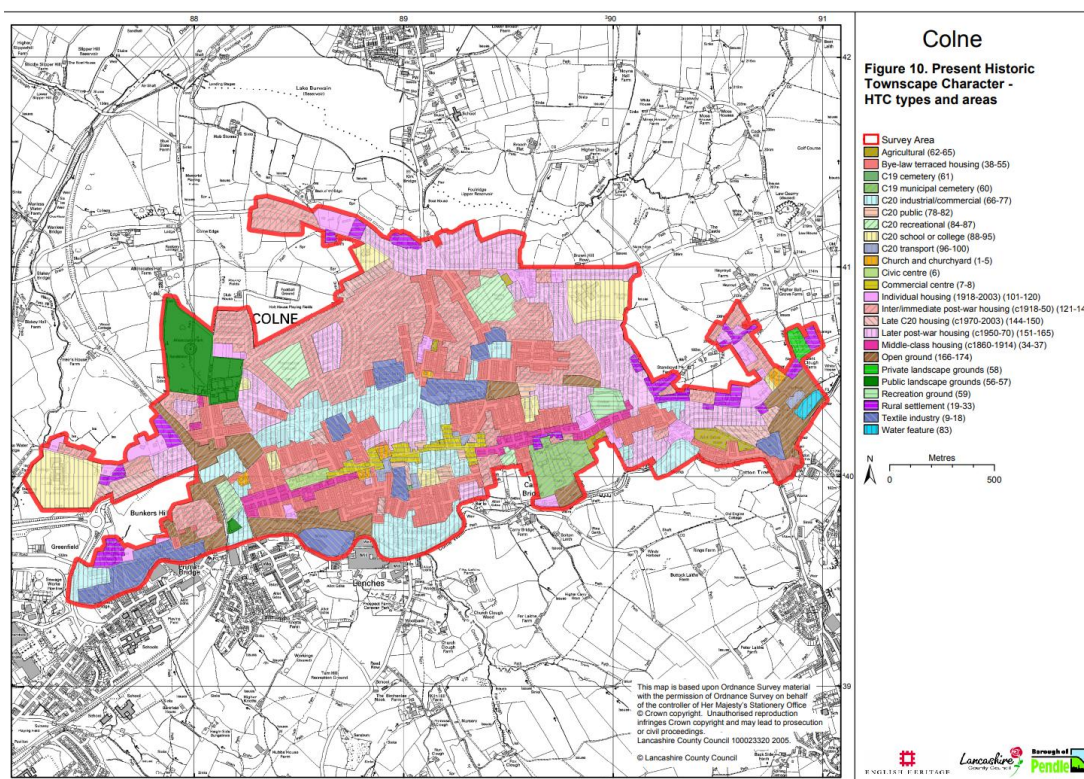
3.2.161 The Colne Historic Town Assessment Report (2005)⁶⁹ identifies that Colne is largely characterised by its extensive stock of late 19th century and early 20th century terraced housing. Much of this housing is built on a grid iron pattern between the town centre and Waterside and from the town centre towards the North Valley, as well as Keighley Road to the east. The Report identified that much of the 19th century fabric of the town centre has been lost, and it is largely characterised today by 20th century commercial buildings and car parks. However, some significant 19th century buildings have survived in this area, including shops, and public buildings. The Conservation Area Character Appraisal for Albert Road⁷⁰ notes that the town owes much of its appearance to the Victorian buildings on its main street. Figure 3.18 illustrates the distinct townscape character areas of Colne.

⁶⁹ Lancashire County Council and Egerton Lea Consultancy with the support of English Heritage and Pendle Borough Council (2006) Lancashire Historic Towns Programme: Colne – Historic Town Assessment Report

⁷⁰ Pendle Borough Council (1995) Conservation Area Character Appraisal Albert Road, Colne

Baseline Analysis

Figure 3.18 – Colne Historic Townscape Character Areas



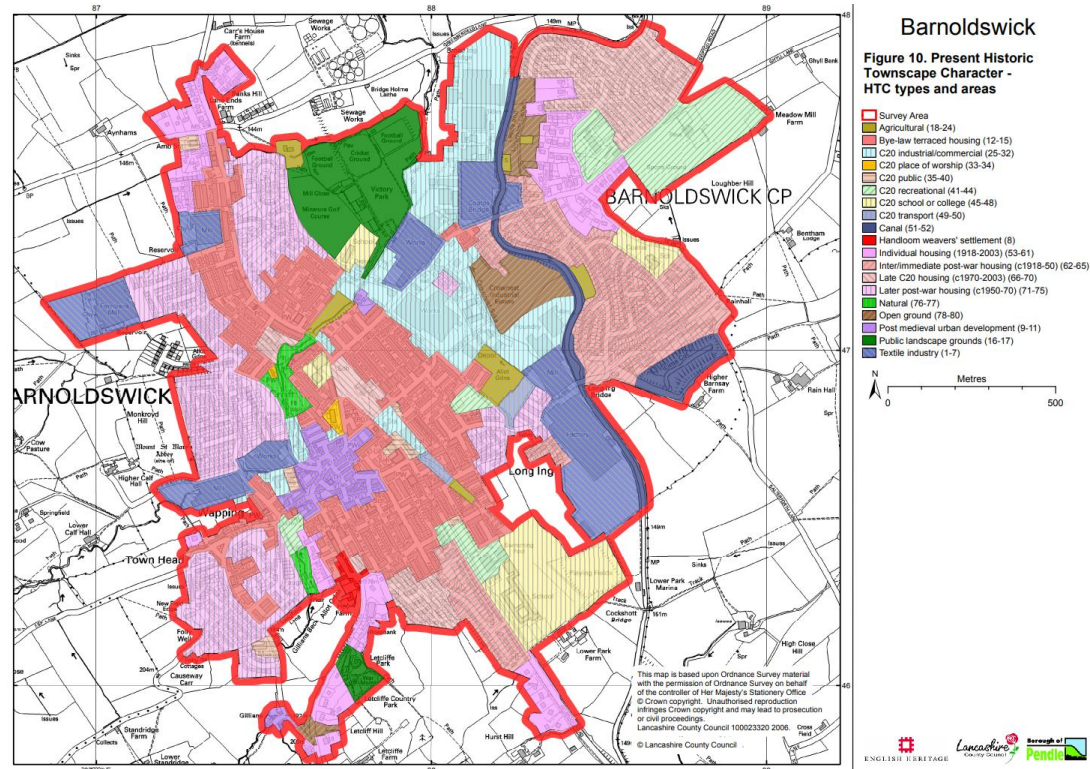
Source: Lancashire County Council and Egerton Lea Consultancy with the support of English Heritage and Pendle Borough Council (2006) Lancashire Historic Towns Programme: Colne – Historic Town Assessment Report

- 3.2.162 The Barnoldswick Historic Town Assessment Report (2006)⁷¹ identifies that Barnoldswick's urban development was confined largely to the post-medieval core until the middle of the 19th century. There was substantial development, particularly to the east of the town, in the late 19th and early 20th centuries. Most of the defined urban area, however, comprises of 20th century housing estates which ring the town, and redevelopment of 19th century industrial sites.
- 3.2.163 Barnoldswick is dominated by two main building types: smaller, earlier cottages and larger, later terraces. The large-scale building of terraced houses was along streets laid out in a grid-iron pattern. House building was hand-in-hand with the construction of large weaving sheds. There are a number of historic townscape character areas in Barnoldswick which reflect the historic development of the town. These are set out in Figure 3.19

⁷¹ Lancashire County Council and Egerton Lea Consultancy with the support of English Heritage and Pendle Borough Council (2006) Lancashire Historic Towns Programme: Barnoldswick – Historic Town Assessment Report

Baseline Analysis

Figure 3.19 – Barnoldswick Historic Townscape Character Areas



Source: Lancashire County Council and Egerton Lea Consultancy with the support of English Heritage and Pendle Borough Council (2006) Lancashire Historic Towns Programme: Barnoldswick – Historic Town Assessment Report

Likely Evolution of the Baseline without the Local Plan

- 3.3 New development is likely to place pressure on the borough's landscapes including that designated in the Forest of Bowland AONB and the openness of the Lancashire Green Belt. Whilst national planning policy set out in the NPPF, local policy in the Core Strategy, Bradley Area Action Plan and guidance contained in the suite of SPDs, would continue to offer protection and guidance, there is the potential that development could be inappropriately sited and designed if detailed policies and specific allocations are not prepared in the Local Plan. This could adversely affect the landscape character of the Borough including the Forest of Bowland AONB, designated for its landscape qualities. Further opportunities to enhance landscape character through, for example, the provision of green infrastructure or the adoption of high-quality design standards which reflects local character may also not be realised.

Key Sustainability Issues

- The need to conserve and enhance Pendle's distinctive landscape character.
- The need to preserve and appropriately manage development within the Green Belt and the Forest of Bowland AONB.
- The need to promote high quality design that respects local character.

Baseline Analysis

3.4 Key Sustainability Issues from Baseline Analysis

- 3.5 The following key sustainability issues for Pendle have been identified following the analysis set out in Sections 2 and 3 (see Table 3.15). These issues are subject to further refinement following the conclusion of this consultation.

Table 3.15 Key sustainability issues for Pendle

Topic	Key Sustainability Issues
Biodiversity and Green Infrastructure	<ul style="list-style-type: none"> ▶ The need to restore and enhance biodiversity including sites with international, national and local designations for their nature conservation value. ▶ The need to maintain, restore and expand the Borough's priority habitats. ▶ The need to support Local Nature Recovery Strategies. ▶ The need to safeguard existing green infrastructure assets. ▶ The need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility and encouraging multiple uses where appropriate. ▶ The need to protect and improve habitat for designated species, even when they occur outside designated habitats. ▶ The need to take into account the impact of climate change on biodiversity.
Population and Community	<ul style="list-style-type: none"> ▶ The need to enable housing growth and plan for a mix of accommodation to suit all household types and to retain economically active residents. ▶ The need to make best use of and improve the quality of the existing housing stock in the inner urban areas of the Borough, in particular recognising the high number of terraced houses of poor quality. ▶ The need to bring forward key employment sites, achieve economic growth and diversify the local economy in a sustainable manner that protects the environment whilst allowing social and economic progress that recognises the needs of all people. ▶ The need to fulfil the aims of sub-regional Pennine Lancashire Housing Strategy (2009) and Pennine Lancashire Integrated Economic Strategy (2009), the Lancashire Strategic Economic Plan (2014) and Northern Powerhouse Strategy (2016). ▶ The need to increase local employment opportunities in order to reduce the gap between the number of households in the Boroughs' settlements and the availability of local jobs and reduce population outflow from the Borough. ▶ The need to address deprivation. Although a number of areas have improved in terms of deprivation since 2010 others have declined and there are still significant pockets of deprivation in the Borough and overall the Borough is the 33rd most deprived nationally. ▶ The need to promote social cohesion, recognising the diversity of Pendle's communities. ▶ The need to increase educational attainment and skills in the local labour force. ▶ The need to narrow the gap between average wages in Pendle and the County, Regional and National Averages.

Baseline Analysis

Topic	Key Sustainability Issues
	<ul style="list-style-type: none"> ▶ The need to maintain and enhance the vitality of the Borough's town centres and local shopping centres, villages and rural areas. ▶ The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development. ▶ The need to support and grow tourism in the Borough, recognising the emergent importance of this sector to the local economy.
Health and Wellbeing	<ul style="list-style-type: none"> ▶ The need to enhance and protect the health and wellbeing of the Borough's population. ▶ The need to promote healthy lifestyles and in particular address obesity and levels of physical activity. ▶ The need to address health and disability related deprivation. ▶ The need to protect and enhance open space provision across the Borough and address accessibility issues identified by the Open Space Audit (part of the emerging Green Infrastructure Strategy). ▶ The need to reduce actual levels of crime and anti-social behaviour. ▶ The need to reduce the fear of crime. ▶ The need to promote design that discourages crime.
Transport and Accessibility	<ul style="list-style-type: none"> ▶ The need to ensure timely investment in transport infrastructure and services to accommodate anticipated growth. ▶ The need to address congestion, particularly along the North Valley in Colne and along the A56 through the villages of Foulridge, Kelbrook and Earby. ▶ The need to maintain the connectivity of the Borough's main settlements via public transport within and beyond the Borough. ▶ The need to encourage alternative modes of transport to the private car in particular active forms of travel. ▶ The need to ensure that new development is accessible to community facilities and services and jobs so as to reduce the need to travel. ▶ The need to encourage walking and cycling. ▶ The need to improve road safety within the Borough.
Land Use, Geology and Soil	<ul style="list-style-type: none"> ▶ The need to continue to encourage development on previously developed (brownfield) land. ▶ The need to make best use of existing buildings and infrastructure. ▶ The need to protect sites of recognised geodiversity importance (Local Geodiversity Sites). ▶ The need to protect the limited areas of best and most versatile agricultural land in the Borough.
Water	<ul style="list-style-type: none"> ▶ The need to protect and enhance the quality of the district's water sources. ▶ The need to promote the efficient use of water resources. ▶ The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development. ▶ The need to locate new development away from areas of flood risk, taking into account the effects of climate change.

Baseline Analysis

Topic	Key Sustainability Issues
	<ul style="list-style-type: none"> ▶ Effectively mitigate the risk of flooding from surface water through the design process prioritising the use of natural measures.
Air Quality	<ul style="list-style-type: none"> ▶ The need to minimise the emissions of pollutants to air. ▶ The need to improve air quality, particularly in the Borough's one AQMA between Windsor Street and Skipton Road, Colne.
Climate Change	<ul style="list-style-type: none"> ▶ The need to ensure that new development is adaptable to the effects of climate change and is planned to avoid increased vulnerability to its impacts. ▶ The need to increase woodland and tree cover to help mitigate and adapt to climate change. ▶ The need to mitigate climate change including through minimising the energy requirements of new development, adoption energy efficiency in construction standards (including materials and processes) and operation, and secure developments which are of enhanced self-sufficiency. The need to provide opportunities for renewable energy to lower demand and use of fossil fuels and ensure that development is sustainably located.
Material Assets	<ul style="list-style-type: none"> ▶ The need to minimise waste arising and encourage reuse and recycling. ▶ The need to promote the efficient use of mineral resources. ▶ The need to ensure the protection of the Borough's mineral resources from inappropriate development.
Cultural Heritage	<ul style="list-style-type: none"> ▶ The need to protect and enhance the historic environment, heritage assets and their setting. ▶ The need to avoid harm to heritage assets and their setting. ▶ The need to tackle heritage assets at risk. ▶ The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.
Landscape	<ul style="list-style-type: none"> ▶ The need to conserve and enhance Pendle's distinctive landscape and townscape character. ▶ The need to preserve and appropriately manage development within the Green Belt and the Forest of Bowland Area of Outstanding Natural Beauty (AONB). ▶ The need to promote high quality design that respects local character.

Approach to Sustainability Appraisal

4. Approach to Sustainability Appraisal

Introduction

- 4.1 This section describes the approach to the SA process for Pendle Local Plan.
- 4.2 It draws on the information in [Section 2](#) and [Section 3](#) to develop the appraisal framework [“SA Framework”]. This framework is then used to appraise the policies and site allocations in the plan, together with any reasonable alternatives.

SA Framework

- 4.3 Establishing appropriate SA objectives and guide questions is central to considering the sustainability effects of the Local Plan. Broadly, the SA objectives reflect the long-term aspirations for the Borough with regard to social, economic and environmental considerations. It is against these SA objectives that the performance of Local Plan proposals will be appraised.
- 4.4 The SA Scoping Report (2021) has identified 14 SA objectives with associated guide questions (Table 4.1) to be taken into account through the assessment of proposed policies and sites and their reasonable alternatives.

Table 4.1 The SA Framework for Pendle Local Plan

SA Objective	Guide Questions	SEA Regulations Topic(s)
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	<ul style="list-style-type: none"> Will it provide a range of housing types and tenures to meet current and emerging need for market and affordable housing? Will it promote improvements to the Borough’s existing housing stock, particularly the older terraced housing located in the most deprived areas? Will it help to ensure the provision of good quality, well designed homes? Will it help enable delivery of pitches for Gypsies and Travellers and Travelling Showpeople if required? 	Population
2. To achieve a strong and stable economy which offers high quality and well located employment	<ul style="list-style-type: none"> Will it provide a supply of the right type and quality of employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? 	Population

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SA Objective	Guide Questions	SEA Regulations Topic(s)
opportunities for everyone.	<ul style="list-style-type: none"> • Will it support the high technology, aerospace and advanced manufacturing sectors? • Will it help to diversify the local economy? • Will it provide good quality, well paid employment opportunities that meet the needs of local people? • Will it improve the physical accessibility of jobs? • Will it promote a low carbon economy? • Will it reduce out-commuting? • Will it improve access to training to raise employment potential? • Will it promote investment in educational establishments? • Will it support rural diversification? • Will it promote tourism and support the visitor economy? 	
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> • Will it support and enhance the Borough by attracting new commercial investment? • Will it enhance the public realm? • Will it enhance the viability and vitality of the Borough's town centres, local shopping centres and villages? • Will it tackle deprivation and reduce inequalities in access to education, employment and services? • Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location? • Will it foster social cohesion? • Will it maintain and enhance community facilities and services? • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it help tackle population decline in certain areas of the Borough? 	Population Human Health
4. To improve the health and wellbeing of those living and working in the Pendle area.	<ul style="list-style-type: none"> • Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it protect and enhance the provision of open space, leisure and recreational facilities? • Will it maintain and improve access to open space, leisure and recreational facilities? • Will it promote healthier lifestyles? 	Population Human Health

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SA Objective	Guide Questions	SEA Regulations Topic(s)
	<ul style="list-style-type: none"> Will it meet the needs of an ageing population? Will it support those with disabilities? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth? Will it improve access to healthcare facilities and services? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? Will it reduce the fear of crime? Will it promote design that discourages crime? 	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help reduce traffic congestion? Will it improve road safety and contribute towards a reduction in those killed and seriously injured (KSI)? Will it deliver investment in transportation infrastructure that supports growth in the Pendle area? 	Population Human Health Air Climatic Factors
6. To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	Material Assets Soil
7. To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> Will it reduce water pollution and improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? 	Water

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SA Objective	Guide Questions	SEA Regulations Topic(s)
	<ul style="list-style-type: none"> Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding? Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver sustainable urban drainage systems (SUDS) and promote investment in flood defences that reduce vulnerability to flooding? 	Climatic Factors Water
9. To improve air quality.	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it address air quality issues in the Colne Air Quality Management Area and prevent new designations of Air Quality Management Areas? Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 	Air Human Health
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	Climatic Factors
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it avoid sterilising minerals? Will it reduce waste arising? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? 	Material Assets

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SA Objective	Guide Questions	SEA Regulations Topic(s)
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<ul style="list-style-type: none"> • Will it conserve and enhance the international and nationally designated South Pennine Moors (designated as a Special Area of Conservation, Special Protection Area, and Site of Special Scientific Interest)? • Will it conserve and enhance Local Nature Reserves (LNRs), Biological Heritage Sites (BHS) and Sites of Local Natural Importance (LNI)? • Will it avoid damage to, and protect, geologically important sites – Local Geodiversity Sites (LGS)? • Will it conserve and enhance priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network? • Will it protect and enhance the provision of, and access to, the green infrastructure network? 	Biodiversity, Fauna and Flora Human Health
13. To conserve and enhance the historic environment, heritage assets and their setting.	<ul style="list-style-type: none"> • Will it help to conserve and enhance the significance of the historic environment, heritage assets and their setting? • Will it tackle heritage assets identified as being 'at risk'? • Will it protect or enhance the significance of non-designated heritage assets? • Will it promote local cultural distinctiveness? • Will it help to sustain and enhance historic buildings, places and spaces that contribute to local distinctiveness, character and appearance through sensitive adaptation and re-use? • Will it improve and promote access to buildings and landscapes of historic/cultural value? 	Cultural Heritage Landscape
14. To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> • Will it conserve and enhance the distinctive landscape character and townscapes of the Borough? • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? • Will it help to conserve and enhance the Forest of Bowland Area of Outstanding Natural Beauty? 	Landscape Cultural Heritage

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- 4.5 The extent to which the SA objectives encompass the range of issues identified in the SEA Regulations is set out in Table 4.2.

Table 4.2 The Appraisal Matrix

SEA Regulations Topic	SA Objective(s)
Biodiversity	12
Population *	1, 2, 3, 4, 5
Human Health	3, 4, 5, 9, 12
Fauna	12
Flora	12
Soil	6
Water	7, 8
Air	5, 9
Climate Factors	5, 8, 10
Material Assets*	6, 11
Cultural, Architectural and Archaeological Heritage	13, 14
Landscape	12, 14

Notes: * These terms are not defined clearly in the SEA Regulations

- 4.6 Appendix 2 presents guidance on the interpretation of significance for the SA Framework including SA objectives and associated guide questions to be used in the appraisal of the Local Plan. Indicators for each objective are also included. In addition to support the appraisal of sites, a set of thresholds have been developed to help identify the significance of potential effects (Table 4.4). The thresholds aim to ensure consistency and transparency in the appraisal.

Methodology

- 4.7 The SA Framework (Table 4.1) will be used to appraise the following key components of the Plan and any reasonable alternatives, where these exist. The approach to the appraisal of each of the components of the Local Plan is set out below.

Policies

- 4.8 Strategic and development management policies to be included in Local Plan have been appraised using the SA Framework. The appraisal was carried out for each policy with the cumulative effects of all policies in each respective chapter considered separately.
- 4.9 Commentary is provided including any mitigation or measures to enhance the performance of the policies (for example, amendments to policy wording). Where appropriate, reasonable alternatives to the preferred approach have also been appraised.

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Table 4.3 Policy Appraisal Matrix

SA Objective	Score	Commentary on effects of the policy
1. Detail of assessed SA objective.	++	<p><u>Likely Significant Effects</u> A description of the likely significant effects of the policies on the SA Objective will be provided here, drawing on baseline information as appropriate.</p> <p><u>Term</u> How the effects of the policy or proposal may change over time.</p> <p><u>Mitigation</u> Mitigation and enhancement measures will be outlined here.</p> <p><u>Assumptions</u> Any assumptions made in undertaking the appraisal will be listed here.</p> <p><u>Uncertainties</u> Any uncertainties encountered during the appraisal will be listed here.</p>

- 4.10 The findings of the appraisal are presented in a matrix (Appendix 3), using the format shown in Table 4.3. A qualitative scoring system was used (Table 4.4). To guide the appraisal for each of the 14 SA objectives specific definitions were developed to distinguish between a significant effect, a minor effect or a neutral effect (Appendix 2).

Table 4.4 The Scoring System

Score	Description	Symbol
Significant Positive Effect	The proposed option/policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed option/policy does not have any discernible effect on the achievement of the objective.	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed option/policy and the achievement of the objective; or the relationship is negligible.	~
Uncertain Effect	The proposed option/policy has an uncertain relationship to the objective; or the relationship is dependent on the way in which the aspect is managed; or insufficient information may be available to enable an appraisal to be made.	?

Site Allocations

- 4.11 As part of the preparation of the Local Plan, the Council sought information from landowners and developers on sites they wish to promote for future development. 'Call for Sites' consultations undertaken to inform the Core Strategy and abandoned Local Plan Part 2 have helped provide a baseline position for sites considered for allocation through this Local Plan. A further Call for Sites in May 2022 provided opportunity for more recent land availability to be considered. In addition, annual updates of the Strategic Housing Land

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Availability Assessment [“SHLAA”] have helped to identify additional sites with the potential for housing. The HEDNA (2023) has helped evaluate potential locations for economic development.

- 4.12 The Biodiversity Audit (2010), Green Belt Assessment (2018), Green Infrastructure Strategy (2018), Open Space Audit (2019), Pendle Strategic Flood Risk Assessment (2021) and Lancashire Landscape Character Assessment (2000) have also helped to inform decisions about potential site allocations. These studies form important elements of the evidence base for the Local Plan.
- 4.13 With over 300 sites to consider, the Council initially screened out those which did not represent a realistic option for future development. The decisions taken at this stage were based on potential site availability; responses received in response to consultations on the ‘Call for Sites’; and the available evidence. The principal determinants were conflicts with national policy, failing to meet thresholds in size (being too small), or where the available evidence suggested that land availability and/or physical constraints could not be overcome. The time elapsed since many of these sites were originally submitted also means that ownership intentions and availability has altered. A list of sites screened out is provided in Appendix 7.
- 4.14 A technical assessment of the remaining sites enabled the Council to identify an initial list of potential site options for development in each settlement.
- 4.15 The potential housing site allocations and all reasonable alternatives were then appraised against the SA Framework using tailored appraisal criteria, with associated thresholds of significance, to determine the type and magnitude of any effects against each SA objective (Table 4.5). The full assessment of housing site options is set out in Appendix 5.
- 4.16 A similar assessment was also carried out of all potential employment sites considered (see Appendix 6). Table 4.6 confirms the criteria used to assess employment sites for SA objectives 1 to 4. For SA objectives 5 and beyond, the employment assessed adopts the same criteria as outlined in Table 4.5

Table 4.5 Site Allocations Appraisal Matrix

SA Objective	Appraisal Criteria	Threshold	Symbol
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	Number of (net) new dwellings proposed/loss of dwellings.	100+ dwellings (3ha or more).	++
		1 to 99 dwellings (up to 2.9ha).	+
		0 dwellings.	0
		-1 to -99 dwellings (-2.9ha or more).	-
		-100+ dwellings (-3ha or more).	--
2. To achieve a strong and stable economy which	Net employment land provision/loss.	1ha+ of land.	++
		0.1ha to 0.99ha of land.	+

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SA Objective	Appraisal Criteria	Threshold	Symbol
offers high quality and well located employment opportunities for everyone.			0
		-01ha to -0.99ha of land.	-
		-1ha+ of land.	--
	Proximity to key employment Sites	Within 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	+
		In excess of 2,000m walking distance of a major employment site.	0
		Development of the site would result in the creation of an educational establishment/support the expansion of an existing establishment.	++
		Development would not affect educational establishments.	0
		Development would result in the loss of an existing educational establishment/building without replacement provision elsewhere in the Borough.	-
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	Walking distance to key services including: <ul style="list-style-type: none"> GP surgeries Pharmacies Primary schools Secondary schools Post Offices Supermarkets Town and local shopping centres 	Within 800m walking distance of all services and/or a town centre or local shopping centre.	++
		Within 800m of one or more key services and/or within 2,000m of all services/a town centre or local shopping centre.	+
		Within 2,000m of a key service.	0
		In excess of 2,000m from all services/a town centre or local shopping centre.	-
	Provision/loss of community facilities and services.	Development would provide key services and facilities on site.	++
		Development would contribute to the provision of additional services and facilities.	+

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SA Objective	Appraisal Criteria	Threshold	Symbol
		Development would not provide or result in the loss of key services and facilities.	0
		Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities.	-
		Development would result in the loss of key services and facilities without their replacement elsewhere within the Borough.	--
	Access to: <ul style="list-style-type: none"> primary schools secondary schools/further education/training establishment 	Within 800m walking distance of all educational facilities.	++
		Within 800m of a primary school and 2,000m from a secondary school.	+
		Within 2,000m of a primary school.	0
		In excess of 2,000m from all educational facilities.	-
4. To improve the health and wellbeing of those living and working in the Pendle area.	Access to: <ul style="list-style-type: none"> GP surgeries open space (including sports and recreational facilities) 	Within 800m walking distance of a GP surgery and open space	++
		Within 800m of a GP surgery or open space.	+
		Within 2,000m of a GP surgery or open space.	0
		In excess of 2,000m from a GP surgery and/or open space.	-
	Provision/loss of open space or health facilities.	Would provide open space and/or health facilities on site.	++
		Development would contribute to the provision of additional open space and/or health facilities.	+
		Would not affect current provision of open space or health facilities	0
		Development would not contribute to the	-

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SA Objective	Appraisal Criteria	Threshold	Symbol
		provision of additional open space and/or health facilities and would increase pressure on existing open space and/or health facilities.	
		Would result in the loss of open space and/or health facilities without their replacement elsewhere within the Borough.	--
	Neighbouring uses.	Not located in close proximity to unsuitable neighbouring uses.	0
		Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	-
		Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.	--
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Access to: • bus stops • railway stations • cycle routes	Within 400m walking distance of all transport services	++
		Within 400m of one or more transport services.	+
		In excess of 400m from all transport services.	-
	Impact on the highway network.	No impact on highway network.	0
		Potential adverse impact on highway network.	-
		Potential significant adverse impact on highway network.	--
	Investment in transport infrastructure and services.	Development would support investment in transportation infrastructure and/or services	++
		Development would not support investment in, or result in the loss of, transportation	0

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SA Objective	Appraisal Criteria	Threshold	Symbol
		infrastructure and/or services.	
		Development would result in the loss of transportation infrastructure and/or services.	-
6. To encourage the efficient use of land and conserve and enhance soils.	Development of brownfield / greenfield/ mixed land. Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3).	Previously developed (brownfield) land.	++
		Mixed greenfield/brownfield land.	+ / - ⁷²
		Greenfield (not in ALC Grades 1, 2 or 3).	-
		Greenfield (in ALC Grade 1, 2 or 3).	--
7. To conserve and enhance water quality and resources	Proximity to waterbodies.	In excess of 50m from a waterbody.	0
		Within 10-50m of a waterbody.	-
		Within 10m of a waterbody.	--
	Requirement for new or upgraded water management infrastructure	No requirement to upgrade water management infrastructure.	0
		Requirement to upgrade water management infrastructure.	-
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	Presence of Environment Agency Flood Zones.	Within Flood Zone 1.	0
		Within Flood Zone 2.	-
		Within Flood Zone 3a or 3b.	--
9. To improve air quality.	Proximity to the (Skipton Road/Windsor Street area of) Colne Air Quality Management Area (AQMA)	In excess of 500m of the AQMA.	0
		Within 500m of the AQMA.	-
		Within the AQMA.	--
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Average site suitability score – based on Council assessment of sites.	Score of 4.00 or higher	+
		Score of 3.50 – 3.99	0
		Score of less than 3.50	-

⁷² This combination reflects that the mixed greenfield/brownfield nature of the site would have a combination of minor positive and minor negative effects as the allocation would partly contribute to achievement of the objective whilst partly detracting from its achievement.

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SA Objective	Appraisal Criteria	Threshold	Symbol
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Development in Minerals Safeguarding Areas.	Outside a Minerals Safeguarding Area.	0
		Within a Minerals Safeguarding Area.	--
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Proximity to: <ul style="list-style-type: none"> statutory international/national nature conservation designations (SAC, SPA, SSSI, Ramsar, National Nature Reserve, Ancient Woodland). local nature conservation designations (Local Nature Reserves (LNR), Biological Heritage Sites (BHS), Sites of Local Natural Importance (LNI) and Local Geodiversity Sites (LGS) 	No designations affecting site.	0
		Within 100m of a locally designated site (including LGS)/Within 500m from an international/national site.	--
		Within 100m of a statutory designated site	--
	Presence of protected species.	Does not contain protected species.	0
		Contains protected species.	--
		Uncertain	? ⁷³
	Green infrastructure provision.	Development would deliver significant green infrastructure.	++
		Development would support the enhancement of existing green infrastructure.	+
		Development would not affect green infrastructure provision.	0
		Development would adversely affect the green infrastructure network.	--
		Development would have a significant adverse effect on the green infrastructure network.	--

⁷³ Through the iterative SA process evidence may come to light which clearly establishes that the site does not contain protected species. However, it is recognised that an 'Uncertain' score provides flexibility during this iterative process.

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SA Objective	Appraisal Criteria	Threshold	Symbol
13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on designated heritage assets.	Development would enhance nationally designated heritage assets or their settings.	++
		Development would result in an asset(s) being removed from the At Risk Register.	
		Development would increase access to heritage assets.	+
		No cultural heritage designations affect the site.	0
		Development may have an adverse effect on designated heritage assets and/or their settings.	-
14. To conserve and enhance landscape character and townscapes	Effects on landscape character. Presence of Green Belt. Presence of the Forest of Bowland Area of Outstanding Natural Beauty (AONB).	Development may have a significant adverse effect on a designated heritage assets or their settings	--
		Development offers potential to significantly enhance landscape/townscape character.	++
		Development offers potential to enhance landscape/townscape character.	+
		Development is unlikely to have an effect on landscape/townscape character.	0
		Development may have an adverse effect on landscape/townscape character.	-
		Development may have a significant adverse effect on landscape/townscape character and/or site is located in either the Green Belt or the AONB.	--

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Table 4.6 Employment Site Allocations Appraisal Matrix

SA Objective	Appraisal Criteria	Threshold	Symbol
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	All employment site opportunities are assessed to have a negligible effect for this objective unless there is clear evidence of the providing net additions to housing stock or the proposal would result in the removal of existing dwellings.	The same thresholds as those set out in Table 4.5 were used where applicable.	++
			+
			0
			~
			-
			--
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	Net employment land provision/loss.	5ha+ of land.	++
		0.1ha to 4.99ha of land.	+
		No change.	0
		-0.1ha to -4.99ha of land.	-
		-5ha+ of land.	--
	Proximity to key employment Sites	Within 2,000m walking distance and/or 15mins travel time by public transport of a major employment site.	+
		In excess of 2,000m walking distance of a major employment site.	0
	Education facilities.	Development of the site would result in the creation of an educational establishment/support the expansion of an existing establishment.	++
		Development would not affect educational establishments.	0
		Development would result in the loss of an existing educational establishment/building without replacement provision elsewhere in the Borough.	-
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	Accessibility to existing communities and existing services.	Within 800m walking distance of a Key Service Centre (the centre point of this settlement).	++
		Within 800m of a Local Service Centre, or 2,000m of a Key Service Centre	+

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SA Objective	Appraisal Criteria	Threshold	Symbol
4. To improve the health and wellbeing of those living and working in the Pendle area.	Compatibility with neighbouring uses	Within 800m of a Rural Service Centre, or 2,000m of a Local Service Centre	0
		The site is above the thresholds outlined.	-
		Not located in close proximity to incompatible neighbouring uses.	0
		Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	-
		Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.	--

Secondary, Cumulative and Synergistic Effects

- 4.17 The policies and proposals in Local Plan do not sit in isolation from each other. They are intended to work together to achieve the objectives of the Plan. For this reason, it is important to understand what the combined sustainability effects of the policies and proposals will be.
- 4.18 The appraisal of individual plan policies (Appendix 3) is supplemented by a consideration of their cumulative impact on a chapter-by-chapter basis (Appendix 4). Cross references between the policy themes will help to identify areas where policies and proposals work together. Additional commentary is also provided where it is highlighted that Local Plan may have effects in-combination with other plans and programmes such as the Local Plan of a neighbouring authority; the Resources Management Plans prepared by United Utilities and Yorkshire Water and the Lancashire Strategic Economic Plan.
- 4.19 Additionally, the cumulative effects of sites allocations have also been assessed taking into account known site specific and broader technical information and evidence. This is provided in Section 5 of this report.

Technical Difficulties, Uncertainties and Assumptions

- 4.20 In alignment with the SEA Regulations difficulties encountered during the SA has been identified through the assessment process. Cross cutting uncertainties and difficulties are set out below.

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Difficulties

- Assessing the effects of policy or a site on climate change has proven a major challenge, particularly where the detailed scheme is unknown. To attempt to understand the potential effects of the plan on climate change, the SA examines this based on the assessment of site suitability using the Council's site assessment work as the basis for this. The assessment made is imperfect, being based solely on geographic factors, with the understanding of longer-term effects restricted due to limited data. These limitations means that there are a number of erroneous results where sites score more strongly than anticipated. Taking into account any comments made during the consultation on the draft Local Plan, the Council will seek to rework the assessment made through this SA objective ahead of the plan's publication. Details of changes made for the assessment of this SA objective will be published in the next iteration of the SA.
- Changes made by the Government to the Use Class Order in Summer 2020 and its effect on town centre policy has created problems in policy formation and the assessment of policy for retail and town centres. Policies DM42 and DM44 adopt a cutting-edge approach towards retail and town centre, with relatively few comparatives to draw on conclusions of effectiveness and wider implications. It will be important to monitor these policies closely and review their approach if the desired effects for the borough's town centres is not achieved.
- Where evidence is not available or finalised, the conclusions made by the assessment has drawn on officer judgement and other available evidence. Where relevant the assessment provided through the SA will be updated following engagement with the community and key stakeholders, and subject to the findings of further evidence. A paper trail confirming where and what response has been made to the SA (and the Local Plan) will be provided through the next iteration of the SA.
- The UK's departure from the European Union creates uncertainties in how the requirements for and process of sustainability appraisal may evolve over the coming years which may affect the content and outcome of the current appraisal and its assessment on sustainability objectives for the remaining years of the Local Plan. The Council will continue to monitor for changes to the plan making and SA process and respond accordingly.

Uncertainties

- The detailed design and make up of development brought forward over the plan period is unknown. Where policies relate to windfall development, the location and timing of this development is also unknown.
- Site specific constraints and opportunities are not known at this stage and will be informed by evidence and technical study provided at the planning application stage.
- The precise impact of individual proposals on townscape, landscape, ecology, and heritage assets is not known and will depend on site specific characteristics and features, and the type, form, design and siting of proposals and relationship with and role within the wider area.
- The rate of climate change and its effects on the environment, infrastructure, weather patterns, attitudes and behaviours, and technological and policy influences

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are to some extent unknown and may change over time as available data, modelling and understanding improves.

- Changes in legislative requirements, standards or planning policy may alter the effectiveness and scope of policy in addressing SA objectives.

Assumptions

- The assessment of development needs is based on modelling and interpretation of projections based on specific data often back dated. The actual demography, migratory, and economic composition of Pendle in 2040 is uncertain, and may be affected by many external influences such as economic change, health and wellbeing, and viability/delivery of development. It is assumed through this assessment that modelled requirements are accurate.
- The use of transport modes and commuting patterns may alter over the plan period owing to changes in behaviour/societal changes, health and wellbeing, technologies, availability/practicality of particular modes of travel, and economic change. Indeed this may come about during the plan period as a result of local, national and international policy on climate change and the move towards electric vehicles, as well as a continuation of modal shift away from the car as observed during the COVID-19 pandemic. It is however assumed through the SA that modes adopted for travel and travel patterns will remain largely unchanged though it is an objective of the Council to promote a shift away from travel by car.
- Viability of development and how this might change over time is a key influencer on the scale, location and form of development over the plan period. The Viability Report produced by Lambert Smith Hampton has been used to inform the site selection process. Access to third party funding may enable some sites to come forward during the plan period which have been assessed as unviable. Indeed, detailed technical appraisal of specific sites may alter the conclusion of their viability to accommodate new development.
- It is assumed that policies will be implemented consistently by decision makers.
- The assessment of “No significant effect/clear link to SA objectives” does not always mean that there is no impact/effect predicted on the SA objective. In some cases, the score has been adopted where the positive effects and the negative effects counteract each other, or where the effect does not contribute to, or detract from the achievement of that objective. This is particularly the case for the assessment of sites, where the methodology includes a number of measurements for each sustainability objective requiring a balancing approach to be taken.
- The assessment of cumulative effects of the implementation of the Local Plan Pan has been informed by the most up-to-date evidence available at the time of writing and officer judgement. This assessment will be updated where additional evidence/knowledge input becomes available within the remaining stages of plan preparation.

Approach to Sustainability Appraisal

Findings of the Habitats Regulations Assessment (HRA) Screening Report

- 4.21 Published alongside this SA is the Council's HRA Screening Report. The Screening Report assesses the Likely Significant Effects on local European Sites⁷⁴ caused by proposed policies and allocations included within the Draft Local Plan, both individually and cumulatively, to determine whether an Appropriate Assessment is required in response to Article 6(3) of the EU Habitats Directive (EU Directive 92/43/ECC) and Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).
- 4.22 The Screening Report has been prepared following two main steps:
- Collation of information – This involves gathering evidence regarding the relevant European Sites that the plan or project may affect. This includes determining whether the plan or project is directly connected with the management of any European Sites(s), the conservation objectives of the European Site(s), and details of the plan or project and of those that may, in combination, affect the site(s).
 - Assessing the Likely Significant Effects (LSE) – A form of risk assessment that determines whether there is a requirement for an Appropriate Assessment. The test being:
“Is the project, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European Sites?”
 The objective of this is to ‘screen out’ any plan or project that is unlikely to have any adverse effect on the European Site(s) excluding any compensatory or mitigation measures proposed.
- 4.23 The Screening Report finds that none of the proposed policies or allocations would result in Likely Significant Effects which would result in the requirement for an Appropriate Assessment either individually or cumulatively, or in combination with adopted policies in existence locally or prepared by other bodies/neighbouring authorities.
- 4.24 Indeed some policies, particularly Policy SP08 (Natural Environment), Policy DM05 (Ecological Networks), Policy DM06 (Green Infrastructure), Policy DM08 (South Pennine Moors), and Policy DM31 (Open Space) are found to have a likely positive effect on European Sites owing to the protection afforded to the condition and status of these sites, complementary measures provided to their conservation and value, and role in alleviating recreational pressures on the SPAs.
- 4.25 Like the SA, the HRA is an iterative process which evolves as part of the plan preparation process. As such, should proposals for the Draft Local Plan alter (to a sufficient degree), an updated Screening Report will be prepared by the Council.

⁷⁴ Identified as including: The South Pennines SAC/SPA, North Pennine Moors SAC/SPA, North Pennine Dales Meadows SAC, Bowland Fells SPA, Ribble and Alt Estuaries SPA/Ramsar.

Appraisal of the Pendle Local Plan

5. Appraisal of Pendle Local Plan

Introduction

- 5.1 The SA Report plays a key role in developing and refining the Local Plan. It considers the effects of each option and sets out the reasons for the selection of the preferred options and the rejection of others.
- 5.2 The SA Framework (Table 4.1) has been used to look at the key components of the Plan and any reasonable alternatives where these exist for:
- Proposed strategic policy.
 - Detailed planning policies for development management
 - Site allocations.

Policy Appraisal

- 5.3 The Local Plan as drafted contains a total of 60 individual policies, including.
- 12 strategic policies which address the priorities for the development and use of land for the plan period
 - 19 environmental policies which provide guidance and set specific requirements to ensure that development addresses the climate emergency; promotes biodiversity; protects valued landscapes; safeguards the environment; and enhances the built environment.
 - 20 social policies which seek to build better homes; promote health and wellbeing; and improve the quality of life in Pendle.
 - 7 economic policies to support a dynamic and competitive economy; create vibrant and viable retail centres; and attract visitors to Pendle.
 - Two policies which allocate sites for housing or employment responding to the land requirements of the Local Plan taking into account completions, commitments and any other allocations.
- 5.4 The role of the SA is not to determine which policy options or sites are to be included in the Local Plan, but to inform their selection. The options chosen may be preferred for other planning related reasons.
- 5.5 The policies have been looked at by section, as they appear in the draft Local Plan. The results are presented in Appendix 3 along with any reasonable alternatives assessed.

Spatial Strategy

- 5.6 This section of the Local Plan contains 12 strategic policies which promote the delivery of sustainable development in Pendle over the plan period to 2040. The policies define the spatial scale and pattern of development. They also address the quality, location, and effects of development, in order to ensure that it is responsive to and will result in overall net positive effects for key issues such as climate change, water management, the natural

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environment, the historic environment, health and wellbeing, transport, and infrastructure requirements.

Policy SP01: Presumption in Favour of Sustainable Development

- 5.7 Policy SP01 of the Local Plan adopts the presumption in favour of sustainable development as outlined in the NPPF. The presumption is the fundamental principle of the NPPF, and its implementation will fulfil an important role in securing sustainable development over the plan period. The policy secures neutral to positive effects for all SA objectives, reflecting the approach and requirements of the NPPF when read as a whole. Its adoption with the Local Plan demonstrates the Council's commitment to securing the delivery of sustainable development and provides certainty that proposals which accord with the Local Plan will be approved without delay. The importance attached to the presumption by the Government in the form set out in the NPPF means that no alternative approach for the policy has been assessed.

Policy SP02: Spatial Strategy

- 5.8 Policy SP02 establishes the spatial strategy for the Local Plan, confirming the role of each settlement in accommodating future growth needs over the plan period. The policy also establishes settlement boundaries within which a presumption in favour of sustainable development would apply (see Policy SP01).
- 5.9 Policy SP02 largely rolls forward the spatial approach adopted within the Core Strategy which has proven successful in directing growth and investment towards the borough's settlements in a proportionate way. This proportionate approach has neutral to significant positive effects for SA objectives. The borough's larger settlements are home to the majority of the population, jobs and employers, infrastructure and services. Directing development needs towards these settlements, provides a strategy which is effective in responding to the needs of the communities and businesses in Pendle, providing alignment of housing, economic growth and activity, and infrastructure investment.
- 5.10 The approach helps to support regeneration of the borough's towns, especially in the south of the borough, which are, in places, of low quality. In turn the policy helps to enhance the role that the Local Plan has in addressing key social issues such as deprivation, unemployment, and overcrowding, and supports aims to diversify and improve housing stock in these areas.
- 5.11 The proportionate approach of the policy ensures that the development needs of the borough's rural communities are not ignored but is met in a sustainable way noting the limited infrastructure, and increased sensitivity of these areas to development. In turn this helps to protect particularly sensitive parts of the Borough, such as the Forest of Bowland AONB and South Pennines from development pressures, and helps to safeguard the borough's natural landscape and open countryside, securing these assets for existing residents, future generations, and the borough's wildlife, and the role these environments have in reducing and addressing the effects of climate change, managing flood risk, maintaining health and wellbeing, and safeguarding the borough's natural resources.
- 5.12 The direction of growth provided supports objectives to reduce the need to travel and in particular the reliance of residents on travel by car to access employment opportunities,

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key services and facilities, as well as recreational opportunities. This approach helps to give residents the opportunity to make sustainable travel choices enabling a shift in patterns of behaviour towards more sustainable ones. This approach helps to improve air quality and will reduce greenhouse gas emissions particularly from transport sources and is therefore responsive to the Council's declaration of a climate emergency.

- 5.13 The Sustainability Appraisal has tested three alternative approaches to the preferred approach:
- Six Towns: Puts all six towns within the top tier of the settlement hierarchy.
 - Limited rural: Would further limit the amount of development taking place in beyond the top two tiers of the settlement hierarchy.
 - Dispersal: Each settlement would meet a proportion of the borough's development needs.
- 5.14 The preferred approach provides for the most appropriate balance against all SA objectives noting the purpose of the planning system to achieve social, environmental and economic net benefits. The six towns approach has particularly strong benefits in securing the housing and economic needs of the plan, however, the shortage of available land at some settlements and heavier disproportionate reliance on services results in adverse effects for some SA objectives. The limited rural approach would provide for greater protections to the natural environment of Pendle but would be less effective in responding to the needs of Pendle's communities. The dispersed approach is the least sustainable of those tested, with investment failing to align with job opportunities, services and infrastructure, and adverse effects for environmental, including climate change objectives.

Policy SP03: Distribution of Development

- 5.15 Policy SP03 confirms how development needs for the plan period should be distributed amongst the defined sub-areas of Pendle. The Policy adopts an urban centric approach with the majority of this need directed towards the urban area within the M65 Corridor. The policy more or less carries forward the spatial approach of the Core Strategy. This again recognises the successful implementation of this strategy during the lifetime of that plan. The policy however expands the West Craven spatial area to include the villages of Kelbrook, Salterforth, and Sough noting that the 'West Craven Towns' didn't really reflect a functional spatial area on its own, and ignored the wider settlements which function as part of this distinctive area of the borough. Remaining settlements, not included within the definition of the M65 Urban Area, are identified within the M65 Rural Area. This reflects the distinct rural character of these areas and limited-service provision which is in contrast to the urban and densely populated settlements of Colne, Nelson, Brierfield and Barrowford.
- 5.16 Policy SP03 is assessed to have similar effects for SA objectives as Policy SP02. This both reflects and illustrates the supporting and important role the policy has in the fulfilment of the spatial approach set by Policy SP02.
- 5.17 Three alternatives were assessed for this policy through the sustainability process:

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- Reasonable alternative 1: 50% towards the M65 Urban Area, 30% West Craven, 20% Rural Area
- Reasonable alternative 2: 80% M65 Urban Area, 15% West Craven, 5% M65 Rural Area
- Reasonable alternative 3: New settlement (not specifically identified).

- 5.18 Generally alternatives to the M65 Urban Area, West Craven, and M65 Rural Area have not been considered noting the approach of Policy SP02, and the character, connections, and role of these settlements as described within the Local Plan and the Settlement Sustainability Review (2023). A hinterland approach focussed on the Key Service Centres, would for example fail to recognise the close economic, social, cultural and service links between settlements located within the M65 Corridor.
- 5.19 The preferred approach (70% to the M65 Urban Area, 20% to West Craven and 10% to the Rural Area) achieves a balanced outcome across all SA objectives and secures the most consistent outcomes for SA objectives of the options tested. A more dispersed pattern of development failed to support sustainability and regeneration objectives and resulted in more significantly adverse environmental effects. A new settlement may provide benefits in the longer term and allow for constraints and the effects of development to be planned for in a holistic way, however its benefits would not be as significant for established communities in Pendle, particularly in addressing key issues such as regeneration and deprivation. A strategy focuses growth on the main urban area of the borough, is particularly beneficial for transport, regeneration and climate change. However the approach would also result in increased pressure for infrastructure and service provision, and noting viability problems, would increase the need for greenfield sites with associated likely environmental effects particularly landscape quality.

Policy SP04: Retail and Town Centre Hierarchy

- 5.20 Policy SP04 sets out the strategic approach towards retail and town centre development and defines the retail hierarchy. The policy is responsive to findings of the Pendle Retail Leisure and Capacity Study (Lichfields, 2023) and requirements of the NPPF. As a result no reasonable alternative has been assessed.
- 5.21 Where applicable, the policy is assessed to have a positive effect for the majority of SA objectives. Policy SP04 fulfils a supportive role to Policy SP02 of the Local Plan. It will help maintain the sustainability, functionality, vibrancy and employment opportunities found within the borough's larger settlements. The policy therefore is assessed to have positive effects for economic and regeneration objectives. The policy ensures that investment is aligned to infrastructure availability and capacity, and towards the settlements of the borough, best served by public transport. The policy therefore supports transport, air quality and climate change objectives.
- 5.22 The policy also helps to safeguard undeveloped areas of the borough from retail and other associated development pressure in locations outside of these settlements, with positive effects for ecological objectives. The borough's town centres often feature heritage assets and of decent to good urban quality. The policy may result in pressures on these environments, requiring careful management through the planning application process.

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Policy SP05: Green Belt

- 5.23 Policy SP05 confirms the extent of the Green Belt within Pendle. It sets out how proposals within the Green Belt will be determined, including major development sites, reflecting the national approach to Green Belt as set by the NPPF. The Council has concluded that conditions do not exist to alter Green Belt boundaries. It is not the role of the SA to judge the merits of this policy decision. Taking the above into account no alternative to the policy has been appraised.
- 5.24 The policy naturally restricts certain forms of development within its designated area. As a result the policy has a minor adverse effect for housing and employment objectives. It must however be noted that the Green Belt only relates to 12% of the borough's land area, and as such development needs can be accommodated within the wider area. The policy does not therefore prevent the full delivery of identified requirements. The Green Belt fulfils an important role in directing investment towards the urban areas supporting their regeneration. Whilst not their primary purpose, Green Belt's also have a recreational function, and can help to safeguard landscape quality. Noting these benefits of the Green Belt, the policy is assessed to have positive effects for health and wellbeing, regeneration, transport, climate change, air quality, ecology, heritage and landscape objectives.

Policy SP06: Towards Net Zero Carbon

- 5.25 Policy SP06 sets out measures to reduce greenhouse gas emissions associated with new development. The policy is responsive to the Council's declaration of a climate emergency and the UK's international commitment for net zero. Viability evidence demonstrates that viability is low within Pendle and is particularly acute in the urban area of the M65 corridor. As such, the Council is unable to adopt a highly prescriptive approach without threatening the deliverability of the Local Plan. In view of this an alternative approach to the preferred option has not been assessed.
- 5.26 Policy SP06 is assessed to have positive to significant positive effects for all SA objectives where deemed to have an effect. The most significant of these relate to climate change and resource objectives noting the benefits the policy will have in promoting developments which have limited effects on climate change and the measures outlined within the policy which aim to safeguard and reduce usage of natural resources. Policy safeguards seek to ensure that renewable schemes do not adversely affect biodiversity, the historic environment or landscape quality with beneficial effects recorded for these SA objectives.
- 5.27 The policy is likely to secure enhanced build quality with better building performance in terms of energy efficiency. This will secure higher quality homes, support construction, materials, and renewable related sectors of the economy, aid regeneration and protect health and wellbeing.

Policy SP07: Water Management

- 5.28 The policy provides strategic direction with regard to the quality of water, the use of water, water infrastructure, and flood risk. The policy is consistent with and closely reflects national planning policy and guidance. No alternative to the preferred approach has therefore been assessed.

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- 5.29 The policy has a constraining effect on housing and economic objectives noting the geographical limitations placed on proposals, and potentially site capacity. Mixed effects are assessed for regeneration and sustainable communities noting that the policy will help to improve the resilience of communities in Pendle, but also constraint specific redevelopment opportunities.
- 5.30 Significant positive effects are assessed for water supply and flood risk objectives. The policy fulfils a critical role in protecting the water resources of Pendle, noting projected pressures within the wider drainage basin catchments which lay within Pendle. Efficient and effective design plays a key role in reducing water usages and restoring water quality. The policy also seeks to ensure that communities are protected from flood risk events, with connected benefits for health and wellbeing, as well as climate change.
- 5.31 Water environments fulfil an important role for wildlife and in landscapes. The safeguards afforded by the policy therefore has positive for ecological and landscape objectives due to the connected benefits provided by the policy. In a similar way, the approach taken by the policy to the water environment is also likely to benefit the historic environment where it is relevant to its setting and significance.

Policy SP08: Natural Environment

- 5.32 Policy SP08 sets out how proposals will be expected to protect, and as required, enhance the natural environment. The policy sets a hierarchical approach to the protection of designated sites depending on the status of designation. The policy reflects the position set by the NPPF in regard to the protection and enhancement of the natural environment and as such an alternative approach has not been assessed.
- 5.33 The policy's most significant and clear benefits are for ecology and townscape/landscape objectives. The policy fulfils an important role in setting out the key requirements and responses of development to wildlife, habitats and geodiversity. The policy's approach to the natural environment also serves to benefit heritage, climate change, flood risk, water quality, air quality, and natural resource objectives in recognition that the areas protected by the policy have in securing benefits for these wider issues.
- 5.34 Adverse effects are assessed for housing and economic objectives. This notes the potentially constraining effect that the policy may have on the delivery of housing and economic growth, particularly if this should affect locations which are demonstrated to be in the most acute need and otherwise deliverable for specific growth needs. The Natural Environment has however been considered at a high level through the site selection process. It is anticipated that the defined housing and employment needs of the plan can be met in full without conflicting with this policy.
- 5.35 Mixed effects are assessed for health and regeneration objectives. The locations protected by the policy often offer opportunities for recreation which benefits health and wellbeing, they may also contribute to the quality of the local physical environment. However, equally the restrictions placed by on the policy for housing and economic development and redevelopment opportunity of specific sites, has adverse effects for these objectives.

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Policy SP09: Historic Environment

- 5.36 Policy SP09 sets out how proposals will be required to conserve, and where possible, enhance the historic environment. The policy sets out the key issues to be considered by applicants in designing their proposals. It confirms what features of the borough's urban fabric should be conserved and where possible restored, to maintain the borough's local character and distinctiveness. The policy reflects the position set by the NPPF in regard to the conservation of the historic environment and as such an alternative approach has not been assessed.
- 5.37 Policy SP09 has mixed to positive effects for SA objectives. Significant benefits are found for heritage and landscape/townscape objectives noting the specific role and requirements of the policy and responsiveness to these issues. Wider benefits are found for biodiversity, particularly where the historic environment, including its setting, also functions to support wildlife. The policy further benefits the SA objective to safeguard natural resources by encouraging the reuse of existing buildings/materials in certain cases.
- 5.38 Mixed effects are assessed for housing, employment, regeneration and health objectives. This finding is made noting the constraining effect the policy may have on development proposals in specific locations. Balanced against this is the role that the policy has in promoting the quality of the urban environment and the benefits brought to these objectives by the adoption of this approach. Uncertain effects are assessed for climate change objectives, noting the sensitivity of historic environments to change, and connection questions this raises for the compatibility of these environments with measures to address and reduce the effects of climate change.

Policy SP10: Healthy and Vibrant Communities

- 5.39 The policy seeks to promote and secure vibrant communities through the planning system. This is achieved through a variety of measures and the policy connects widely to later development management policies. The policy is responsive to the baseline conditions to the Local Plan as set out in Section 3 of this report which in particular finds that the borough is subject to health and unemployment levels well below the national average, and that the borough is the 33rd most deprived in the country (although on some measures deprivation may be worse). Taking this into account, the Council does not believe that there is a reasonable alternative to this policy. No reasonable alternative has therefore been assessed.
- 5.40 The policy touches onto a wide variety of issues connected to development proposals which affect health and wellbeing in Pendle. This includes the accessibility and provision of health and community services, promoting active lifestyles, reducing risks to residents, support for healthy eating, improving access to jobs, and increasing the amount of available quality housing which meets the needs of its occupiers. Taking this into account it is unsurprising that the policy is assessed to have positive effects for almost all SA objectives.
- 5.41 Most significantly are the benefits brought by the policy towards regeneration, health and transport objectives. These are core matters addressed by the policy, ensuring that development proposals account for their potential effects on wider communities by way of their location, land use, design and orientation, scale, and operational effects. The policy

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also seeks to ensure that the environment is protected, and sources of pollution appropriately addressed. The policy seeks the adoption of active travel to encourage and prioritise travel by foot and bicycle.

- 5.42 Wider benefits associated with the policy are recorded for housing and economic objectives noting the support given to the development of quality housing and job opportunities. The promotion of active travel and direction of development towards sustainable locations aids the achievement of transport, climate change and air quality objectives with direct reference made to Policies SP02 and SP03 of the plan. This also helps to support regeneration objectives and affords increased protection towards the borough's natural assets.

Policy SP11: Transport and Connectivity

- 5.43 The policy confirms how proposals will be assessed for their effects on the highway network and travel patterns. The policy adopts measures which encourage modal shift in support of sustainable lifestyles and to minimise the effects of development on existing infrastructure. The policy reflects the position set by the NPPF in relation to transport matters and as such an alternative approach has not been assessed.
- 5.44 The policy has largely positive effects for SA objectives. The policy seeks to ensure that the likely impacts of a development on the surrounding road network are understood and opportunities are taken to reduce the need to travel by way of a site's location, its land use and density, its accessibility to public transport, and connectivity and support provided for walking/cycling. This approach delivers significant positive effects for transport objectives, with connected benefits for climate change and air quality objectives.
- 5.45 The policy supports regeneration objectives by encouraging proposals which accord with the settlement hierarchy and spatial strategy. The proposal benefits housing and economic objectives with support for higher density proposals along key public transport corridors and integration of land uses. This approach also supports objectives which aim to secure the effective use of land, helping to safeguard undeveloped land from permanent loss with further connected benefits for biodiversity objectives.

Policy SP12: Infrastructure and Developer Contributions

- 5.46 The policy seeks to ensure that development is sustainable in terms of its effects and requirements for infrastructure, clarifying the approach of the Council taken towards securing planning obligations and the types of development which would be funded using this approach.
- 5.47 Contributions fulfil an important role in securing the delivery of sustainable development, ensuring that proposals are adequately serviced and accessed without compromising existing communities. For this reason the policy was assessed to have positive effects for social objectives by supporting and providing the community facilities crucial for health and wellbeing and tackling social deprivation, which in turn would have wider benefits for the existing population. Positive effects are found for housing objectives by enabling the provision of affordable housing through new development, providing an effective response to the affordable housing needs of the Borough. Positive effects were also found for

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sustainable transport, air quality, and climate change objectives as contributions, which help to address these issues, will be secured through new development where the appropriate tests are met.

- 5.48 Positive effects are also found for ecology, water quality and flood risk objectives given the potential contributions for new infrastructure and enhancements as required by policy. Uncertain effects are assessed for the efficient use of land given the pressure on viability, owing to increased costs, which may make some sites undeliverable. No reasonable alternative is assessed for this policy given that it is considered to be consistent with the NPPF.

Development Management Policies: Environmental Section

Policy DM01: Climate Change Resilience

- 5.49 Policy DM01 confirms how developments should seek adapt to the effects of climate change through their location, design, technical standards, construction and future operation. The policy seeks to safeguard environments within the Borough which contribute most to mitigating the effects of climate change. It seeks to ensure that the effects of climate change and how developments respond to these effects is taken into account through the scale, layout, massing, orientation, use of materials and finish of new development, this includes reducing the effects or risk of flooding, drought, and extreme weather to ensure that communities are resilient promoting public safety. The policy seeks to ensure that communities are self-sustaining by promoting energy efficiency, recycling/reuse of resources, and longer-term measures such as space for food production to reduce the pressure caused by developments on their surrounding communities. The policy also seeks to ensure that flood risk and drainage is taken into account early on in the design process and is integral to the form and layout of new developments. The policy promotes the retention or implement of natural methods to store and slow the flow of surface water within sites.
- 5.50 The policy shows a limited constraining effect on housing and employment land delivery, and as a result also regeneration aims. This is because its requirements may reduce the capacity of some sites for specific forms of development and render other sites unsuitable. These are not new issues however and are promoted through other policies within this chapter of the Local Plan. Sufficient sites and commitments exist to meet development requirements notwithstanding the requirements of this policy. The policy will help provide communities which are resilient to the effects of climate change enhancing their sustainability. Taking this above into account, the policy has mixed effects for these objectives.
- 5.51 The policy has positive to significant positive effects for most social and environmental objectives. This is because the policy seeks to protect and enhance natural features within sites which contribute the mitigation of the effects of climate change. This is beneficial in combating the effects of climate change, but also improves air quality, makes for more efficient use of land, safeguards environments important to biodiversity and which contribute to landscape quality, and retains and reuses natural resources. The policy will provide for high quality green sites which are beneficial for health and wellbeing and reduce deprivation. The policy promotes walking and cycling and a transition to zero/low carbon forms of transport.

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- 5.52 Overall the policy works to ensure that developments adapt to climate change consistent with the NPPF in the promotion of public safety, wellbeing, and environmental benefit. The policy ties together other facets of the plan including policies promoting sustainable travel, high quality design, low carbon development, and protecting natural features under the umbrella of climate resilience to give focus to this issue to promote the longevity and benefits new development can bring in tackling and contributing to this issue.
- 5.53 Low viability as demonstrated by the supporting evidence base means that the implementation of a more prescriptive approach is not realistic in current economic conditions as this would render most forms of development in most parts of borough undeliverable. The Council however need a policy response to this significant issue noting requirements of the NPPF and the Council's own corporate priorities. As a result no alternative approach has been assessed to that as set out in Policy DM01.

Policy DM02: Flood Risk

- 5.54 The policy sets out the Council's requirements and approach to dealing with flood risk and surface water drainage. The policy fulfils a critical response to national planning policy and has been developed in consultation with statutory consultees. It has an important role in ensuring that development is responsive and adaptive to the effects of climate change and ensures that proposals do not adversely affect the water environment.
- 5.55 The principal benefits brought by the policy relate to SA objectives relating to water quality and management. This reflects the approach of the policy, which places flooding and drainage at the heart of the design process, prioritising the utilisation of a site's natural storage and drainage processes helping to retain and restore natural features and improve the resilience of proposals to the effects of climate change. As a result the policy has benefits for climate change and health and wellbeing objectives. The policy also benefits ecology and landscape objectives noting the preference towards the adoption of natural processes for addressing flood risk and surface water drainage with connected benefits for promoting air quality.
- 5.56 Minor adverse effects are assessed for housing and economic objectives noting the potentially constraining effects of the policy on the location, scale and type of development which can take place over the plan period. Notwithstanding this it is expected that the identified requirements of the plan can be met in full. Mixed effects are noted for the policy's role in promoting regeneration and sustainable communities. Mixed effects are recorded for this objective taking into account the constraints noted above, but also in recognition that the policy will aid the development of sustainable and resilient communities.
- 5.57 The approach adopted by the policy closely reflects requirements of the NPPF and supporting guidance within PPG. It follows dialog with relevant partners and accounts for recent changes made to guidance relating to flood risk, drainage and development. Taking this into account no reasonable alternative has been assessed for this policy.

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Policy DM03: Renewable Heat and Energy

- 5.58 The policy sets a framework for the determination of proposals for renewable heat and energy. The policy seeks to support these schemes where suitable, providing clarity of the Council's approach. The policy forms part of the Local Plan's response to the climate emergency and supports the expansion and role of these technologies in meeting the energy and heating needs of communities and businesses in Pendle. The policy has an important role in securing a net zero economy in the borough in response to local and national targets.
- 5.59 The limitations of the policy are recognised. The policy as drafted avoids the adoption of specific requirements for the generation of electricity from renewables over the plan period. The policy also avoids making specific allocations for renewable energy sites within Pendle despite previous studies finding some opportunity for wind energy within the borough. The limitation of the policy is set in the context of relatively poor viability, and the scenic and landscape qualities of the borough. This context means that an alternative approach for the policy is not a realistic option. The policy therefore encourages and clarifies the Council's approach to windfall developments, establishing a wide-ranging decision-making framework noting the large variety of proposals which could come forward in accordance with the policy.
- 5.60 The approach of the policy softens its positive effects for climate change and air quality. The absence of specific allocations means it is uncertain what effect the policy would have for ecological, heritage, and landscape SA objectives.
- 5.61 Acknowledging the context provided for the policy's approach, it is likely that in order to enhance the positive effects of the policy, and clarify its effects for wider SA objectives, further guidance should be established to inform proposals coming forward in compliance with the policy. Consideration should be given to the role of an SPD for this topic area, or specific reference made towards renewables and heat energy through currently planned SPDs such as the Open Countryside and AONB SPD.

Policy DM04: Biodiversity Net Gain

- 5.62 Policy DM04 sets out how proposals should consider, assess and respond to existing ecology, providing clarification of the Council's expectations. The policy implements locally, mandatory requirements for biodiversity net gain, confirming the approach taken to secure this provision, including for off-site delivery.
- 5.63 The policy has been assessed to have a significant benefit for ecological objectives and will help ensure that development provide environmental enhancements in line with sustainable principles outlined within the NPPF. The effects of the policy and resulting implications also have positive effects for landscape, heritage, air quality, climate change, flood risk, water quality, and health and wellbeing. An adverse effect is assessed for housing and economic objectives given the constraining nature of the policy, and likely implication on capacity and development viability which may affect the scale and amount of development coming forward. No reasonable alternative is assessed given that the policy applies and responds to a mandatory position established through legislation.

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Policy DM05: Ecological Networks

- 5.64 The policy confirms the Council's commitment to the establishment, stewardship and enhancement of ecological networks within Pendle. The policy provides certainty as to how proposals affecting this network will be considered.
- 5.65 The policy scores positively for ecological objectives noting the role that the network will have in protecting biodiversity and potential for enhancements. Ecological networks, their conservation, and enhancement are also likely to have wider positive effects for health and wellbeing, the efficient use of land, air and water quality, flood risk, climate change, the historic environment and landscapes noting the role that the natural environment fulfils in supporting these objectives, and the opportunity provided by the policy to safeguard and restore these environments.
- 5.66 Negligible effects are assessed for housing and employment objectives taking into account the very limited effects anticipated given that housing and employment allocations and requirements have been established ahead of these networks and these allocations are not therefore anticipated to affect these ecological networks.
- 5.67 An alternative position has not been appraised on the basis that ecological networks are planned for Lancashire but not yet established. The policy reflects the Council's commitment to assist with this process and to secure their longevity through the planning process.

Policy DM06: Green Infrastructure

- 5.68 Policy DM06 seeks to protect and secure Green Infrastructure in new developments, to help improve and enhance the existing network of greenspaces across the Borough, in support of the implementation of the Pendle Green Infrastructure Strategy (2019).
- 5.69 The policy has positive effects for landscape, biodiversity, health and wellbeing, heritage, water quality, and air quality objectives owing to the protection afforded to existing natural features and landscapes within these networks which serve to support these objectives, and the opportunities provided to secure enhancements and expansion of this network with beneficial effects. The policy also has positive effects in safeguarding existing soils and promoting sustainable travel by providing and protecting recreational resources without needing to travel considerable distances.
- 5.70 A neutral effect is assessed for housing and economic objectives owing to the flexibility built into the policy, and its capacity to meet development needs whilst responding to Green Infrastructure requirements given the positive role that development can make to enhancing and linking to this network. Green infrastructure has an important role in good design, providing for high quality developments that attract new investment and address potential climate change impacts. Reasonable alternative has not been assessed, as none are apparent.

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Policy DM07: Trees and Hedgerows

- 5.71 Policy DM07 seeks to ensure that Trees and Hedgerows are protected and incorporated into the design and layout of development proposals. The overall aim is to support the new Tree and Woodland Strategy by increasing tree coverage in the Borough, in response to the low tree coverage found within the 2010 Pendle Biodiversity Audit. Requirements are put in place for the management and replacement of trees and hedgerow.
- 5.72 The policy is considered to have positive to significant positive effects for biodiversity, landscape, health and wellbeing, air quality, flood risk, climate change, and soils recognising the value provided by trees and hedgerows have in supporting each of these objectives and contribution made to the integrity, quality and character of habitats, landscapes, townscapes and places. The policy relates to a limited geography and is unlikely to significantly constraint the delivery of housing or employment land requirements and will help to secure high quality environments which are beneficial to their occupiers.
- 5.73 The Council consider that the policy is responsive to the NPPF taking into account the borough's nature environment and its condition. The proposal is responsive to and provides opportunities for developments to meet mandatory requirements of the plan. Taking this into account, the Council do not consider that there is a reasonable alternative to the approach of the policy.

Policy DM08: South Pennine Moors

- 5.74 Policy DM08 seeks to protect, maintain and enhance the South Pennines (designated an SPA and SSSI), which is the only internationally designated ecological site within the Borough. The South Pennines is of particular importance for migratory birds, and hosts of number of important habitats, including heathland and bogs. The policy seeks to manage development located within specified zones of influence, to minimise the potential for adverse effects, especially those associated with increased recreational use.
- 5.75 The policy has significant benefits for ecology and landscape, with positive effects for climate change, air quality, water resources, health and wellbeing, and mineral resources owing to the protection afforded to a large natural asset located within the Borough's boundaries. Neutral effects are assessed for housing and economic objectives given that the policy's constraints do not adversely affect the implementation of the spatial strategy which directs development largely away from the South Pennines. No reasonable alternative is assessed for this policy given that its approach is consistent with legislative and national planning policy requirements in regard to this designation.

Policy DM09: Open Countryside

- 5.76 Policy DM09 establishes the type, form and scale of development permitted within the open countryside. The policy serves an important role in securing the sustainable pattern of development, including the alignment of land uses and infrastructure. The policy is supportive and assists with the implementation of Policy SP02 of the Local Plan.
- 5.77 The policy has significant positive effects in protecting undeveloped land from inappropriate forms of development and directing investment to urban parts of the borough. This also benefits objectives supporting the enhancement of sustainable

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transport, air quality, and climate change, by limiting the amount and type of development permitted in locations which are less well served by services and likely to require travel by car. The policy has positive effects for ecology landscape, flood risk, and minerals owing to the protection afforded to the open countryside. The policy has neutral effects for housing and economic objectives owing to there being sufficient scope and opportunity for development in other locations of the Borough in accordance with the proposed spatial strategy.

- 5.78 The reasonable alternative that has been tested would expand the scope of development permitted within the open countryside. This would increase the adverse environmental effects (ecology, landscape, climate change), as well as adverse impacts on regeneration and health and wellbeing objectives. Mixed effects are assessed for housing and employment objectives, noting the added scope for development to come forward over the plan period, but uncertainty as to its scale, timing and responsiveness to identified need. The approach of the policy to relate to windfall raises particular concerns of compatibility with the spatial approach to development at outlined in Policies SP02 and SP03 of the Local Plan, and could encourage an unsustainable pattern of development, undermining the Local Plan as a whole. This option has therefore been rejected by the Council.

Policy DM10: Landscape Character

- 5.79 Policy DM10 seeks to ensure that landscape is taken into account through the design process and is not adversely affected by inappropriate forms of development. The policy is assessed to result in significant positive effects for landscape and biodiversity owing to protective measures put in place within the policy towards natural features which contribute positively to the local landscape such as trees, hedgerows, topographical features, and key views and vistas. For the same reason positive effects are also assessed for climate change, air quality, flood risk, water quality, and health and wellbeing, given the role the open countryside has in contributing towards these objectives.
- 5.80 An uncertain effect is assessed for housing and the economy and for the effective use of land, given that the effects of the policy on proposals is likely to differ on a site by site basis depending on the character of the site and its relationship with the wider area. Again, uncertain effects are also assessed for the effect of the policy on SA objectives that encourage the efficient use of land, as the policy may affect what parts of a development should and should not be developed, and the form and scale of these proposals. Sufficient land is however allocated within the plan to meet identified targets in full, in line with the spatial strategy. No reasonable alternative is assessed for this policy given that the approach outlined in the NPPF is applied.

Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty

- 5.81 Policy DM11 seeks to protect the intrinsic quality, character, and cultural interest of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The policy safeguards the AONB as a valued natural resource for wildlife, climate change, and recreation. The policy is responsive to the protection afforded to AONBs through the NPPF and seeks to support the implementation of the Forest of Bowland AONB Management Plan. As such no reasonable alternative has been assessed for this policy.

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- 5.82 The policy has positive to significant effects for environmental objectives including biodiversity, landscape, climate change, air quality, flood risk, water quality, and mineral resources due to the protection provided to the existing landscape and natural features found within which contribute towards these objectives. The policy also benefits social objectives particularly in promoting health and wellbeing and culture, noting the AONB's special role as an asset which maintains the rural cultural identity of the Forest of Bowland, and as a source of recreation for residents and visitors alike. The policy has a neutral effect for housing objectives owing to the limited growth directed to this area by strategic policy (Policies SP02 and SP03). It has a positive effect for the economy, given the role the AONB has in attracting visitors and investors to Pendle.

Policy DM12: Local Green Space

- 5.83 Policy DM12 seeks to protect, maintain and where possible enhance designated areas of Local Green Space, which have been identified as having qualified value and importance to local communities. Development proposals affecting these locations will be determined in accordance with national Green Belt policy consistent with the NPPF. The policy applies the approach to development within Local Green Spaces which is consistent with the NPPF, and as a result no reasonable alternative is assessed.
- 5.84 The policy is assessed as having positive to significant positive effects for social objectives, particularly health and wellbeing, given the protection afforded by the policy towards areas of specific recreational, cultural, and/or amenity value which are important to local communities. The constraining effect of the policy towards the type and scale of development permitted also means it scores positively for ecological, heritage, landscape, air quality, climate change, soil quality, minerals, flood risk and water quality objectives.
- 5.85 The policy has a potentially constraining effect for the development new housing and employment. It is however expected that the development needs of the plan can be met in full without affecting sites identified as Local Green Spaces. As a result a neutral effect is assessed for housing and economic development objectives.
- 5.86 The effects the policy towards these objectives directly relates to the amount and character of land identified in the supporting appendix. Currently this list is relatively short, including only land included within adopted Neighbourhood Plans. The effect of the policy is likely to be more pronounced as additional Local Green Spaces are identified, should this occur, over the duration of the remaining plan preparation process. A future review of the appraisal of this policy may therefore be required.

Policy DM13: Pollution

- 5.87 Policy DM13 seeks to protect the health and wellbeing of future occupiers and existing residents by ensuring that the effects of construction and future operations of development do not adversely affect the wider environment and residential amenity by harm, nuisance or disturbance. The policy seeks to respond to and apply the approach set out in the NPPF in relation to this issue and as such there is not considered to be a reasonable alternative to this policy.
- 5.88 The policy has positive effects in response to most environmental and some social SA objectives. In particular this relates to health, wellbeing and deprivation noting the protection and attention provided by the policy to matters affecting the amenity and

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health of the community through the construction stage and during future operations. The attention given and safeguards put in place by the policy also assists and provides benefits for objectives relating to air and water quality, ecology, and climate change.

- 5.89 Neutral effects are assessed for housing and economic objectives. The policy is not intended to prevent development of a certain type taking part in a specific location, rather that the effects of proposals on neighbouring land uses, occupiers and the natural environment is sufficiently and safely addressed.

Policy DM14: Contaminated and Unstable Land

- 5.90 Policy DM14 seeks to ensure that the health and wellbeing of future occupiers, existing residents and the wider environment are protected through the treatment and redevelopment of contaminated/unstable sites by ensuring that developments do not adversely affect communities during construction or post occupation. The policy seeks to respond and apply the approach of the NPPF and as such there is not considered to be a reasonable alternative to this policy.
- 5.91 The policy is particularly important in supporting health and wellbeing. It will assist in securing the improvement of soils and will have positive effects for air quality, climate change, biodiversity and water quality owing to the checks provided to ensure that adverse effects on the wider environment are avoided.
- 5.92 Works to address localised ground conditions may have short term adverse effects, but overall the broader environmental benefits are considered to be neutral as the treatment of localised ground conditions is not likely to have a significant impact on the wider appearance or quality of the environment.
- 5.93 The policy is likely to have a neutral to uncertain effect on housing and employment land delivery. The policy will assist in enabling some sites to come forward for development which would not otherwise be developable by providing guidance to secure the treatment and redevelopment of these sites. The policy may also increase the cost of developing this typology of site given the need to safely remediate a site before it can be developed. Overall however there is considered to be sufficient opportunity to meet planned needs.

Policy DM15: Soils, Minerals and Waste

- 5.94 The policy seeks to protect soils, mineral deposits and peatland from loss, sterilisation, or degradation as a result of development. The policy has important benefits for environmental SA objectives including addressing climate change, flood risk, water quality, biodiversity and landscape. This notes the important contribution that soils have in addressing and responding to these issues in their current undeveloped condition, with multiple benefits to be had. There are no anticipated adverse effects of the policy, and the policy is unlikely to prevent the full delivery of the development requirements of the plan.
- 5.95 It is beyond the scope of this plan to identify specific areas of land for safeguarding or allocation as a mineral extraction site. This instead is undertaken through the Lancashire Joint Minerals and Waste Plan, prepared by Lancashire County Council in their role as minerals and waste authority in collaboration with Blackburn with Darwen and Blackpool Councils. The designation of peatland for its protection is also unnecessary as this area is largely already protected through other designations of the plan. Agricultural land quality

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varies within the borough, however there is not known to be any Best and Most Versatile land within Pendle. Noting these matters, it is considered that there is no reasonable alternative to the preferred approach.

Policy DM16: Design and Placemaking

- 5.96 Policy DM16 seeks to ensure that key design principles as set out in the NPPF and PPG are captured through the development process, providing development of a high quality that is appropriate in its scale, form, type and design to its location, and avoids adverse effects to amenity, security, health and wellbeing of occupiers, future users and neighbours.
- 5.97 The policy scores positively for all objectives. For housing, the policy seeks to secure high quality development and therefore supports this SA objective. This is beneficial for social objectives, addressing deprivation, providing a driver for regeneration, and supporting health and wellbeing by securing development which meets appropriate design standards, is built from good quality sustainable materials, and does not promote adverse effects arising from crime or loss of amenity. For economic objectives it will provide developments which are attractive and functional for investors and future occupiers, potentially attracting higher skilled workers, or new companies to the Borough. For environmental objectives it will promote developments which are designed to minimise the effects on natural features and make the most of opportunities to secure environmental enhancement.
- 5.98 The policy is responsive to requirements of Section 12 of the NPPF and provides guidance as to how development will be considered to represent good design taking into account its impacts. A Design Code has benefits in providing clarity of what is classed as acceptable development, and its implementation would provide for a greater degree of certainty as to the effects of development. A Design Code is to be produced by the Council in the medium term and post adoption of the Local Plan, as this would result in a significant delay to the plan preparation programme. Until this time, the Council will rely on design policies of this plan, guidance with relevant supporting SPDs, and the Mill's Design Code being prepared for the Borough by Historic England and Colne Design Code within the Colne Neighbourhood Plan. Taking this context into account an alternative approach for this policy has not been assessed.

Policy DM17: Advertising and Commercial Signage

- 5.99 Policy DM17 establishes guidance for the erection of advertisements. The policy has limited effect on assessed SA objectives owing to the scope of the policy. The policy has a positive impact on landscape/townscape, heritage, regeneration, and health and wellbeing objectives, due to the protection it affords to the physical environment and preventing adverse effects for amenity. Whilst the policy could be considered to be restrictive for businesses, the policy is assessed as having a neutral effect given that it provides certainty as to what forms of advertisement are considered suitable and the issues that need to be taken into account when erecting them. Remaining SA objectives are assessed to have a negligible effect in relation to this policy. The policy reflects the requirements of the NPPF in this regard, and it is not considered that there is a reasonable alternative to its approach.

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Policy DM18: Historic Environment

- 5.100 Policy DM18 seeks to protect the heritage assets of the Borough from harm or loss as a result of development. It applies the guidance and approach set out in the NPPF to achieve this. The borough features an extensive and varied historic environment, including post-industrial landscapes, cotton-weaving villages, and upland farming communities. This heritage has significant importance to the identity of Pendle and is worthy of protection and enhancement for future generations to enjoy and appreciate.
- 5.101 The policy has positive to significant positive effects for heritage and landscape/townscape objectives owing to the protection and attention afforded to these issues by the policy. Positive effects are also assessed for biodiversity and regeneration objectives due to the likely benefit arising from the protection of features likely to contribute to these objectives. The effects on housing and the economy, as well as sustainability (accessibility) and climate change are uncertain owing to the dispersed nature of heritage assets throughout the borough, and the differing levels of constraint required in relation to potential development sites. The policy applies the approach of the NPPF towards heritage assets and as a result there is no reasonable alternative to its approach.

Policy DM19: Leeds and Liverpool Canal Corridor

- 5.102 Policy DM19 seeks to safeguard and where possible enhance the historic, cultural, and recreational importance of the Leeds and Liverpool Canal Corridor. The Canal Corridor represents a significant element of Pendle's industrial legacy, and has tourism, recreational, and wildlife value.
- 5.103 As a result the policy is considered to have positive to significant positive effects for heritage, landscape/townscape, and health and wellbeing objectives. The policy also has positive impacts for ecology, air quality, water quality, and regeneration objectives. The policy is not considered to form a constraint to the development of housing and economic development, given the limited area of the Borough that is affected by its requirements. Indeed, the policy offers the opportunity to secure high quality attractive and mixed-use development, which contributes to the provision of high-quality homes and encourages investment, and well as meeting the niche housing needs of boat dwellers. No reasonable alternative would help to secure the aims and objectives of this policy.

Development Management Policies: Communities Section

Policy DM20: Housing Requirement

- 5.104 Policy DM20 sets the housing requirement for Pendle over the period 2021 to 2040. The housing requirement reflects the minimum local housing need for Pendle as defined using the standard methodology as required by the NPPF.
- 5.105 A minor adverse effect is assessed for housing objectives. This takes into account the assessment made within the HEDNA which raises doubts about the accuracy of the 2014-projections which are used through the standard methodology as representing a realistic

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account of future population growth noting the findings of the 2021 Census which points to much higher growth in Pendle than expected.

- 5.106 The 2021 Census also shows that household growth has been much lower than anticipated raising doubts about the implications of population growth and its effects on households in Pendle. At the same time, available evidence does not show a significantly higher rate of concealed and over-crowded households in Pendle in contrast to neighbouring authorities or the national average. These factors are taken into account through the HEDNA by its conclusion of the need for the Council to obtain further up-to-date demographic data once available which should help clarify the population change in Pendle. It is recommended that the Council seek an early review of the housing requirement should further demographic data indicate that future demographic change would not be supported by the proposed housing requirement.
- 5.107 A minor adverse effect is assessed for economic objectives. Whilst the proposed requirement would support some economic growth over the plan period, it is below the projected job growth as identified through the HEDNA as well as the likely change in jobs provided by committed development. Pendle sits within the same functional economic area of Burnley and data shows that the borough sees a net outward commuting rate. Economic activity is below the national and regional average. In addition the borough experiences a higher rate of unemployment than the national and county average. These factors show scope within the existing population to meet respond to a proportion of future economic growth needs.
- 5.108 The Retail and Capacity Study also shows that the adoption of the standard methodology figure is unlikely to support the High Streets of Pendle leading to their decline. Pendle's High Streets are largely absent of national chains and are dominated by independent local businesses. This helps to shield Pendle from closure of High Street Brand Stores on the wider effects this can have on footfall and consumer spend and aids their resilience. Monitoring shows that some High Streets are more resilient than others with Nelson and Earby experiencing a recent increase in vacancy and permanent loss of retail stores to residential use.
- 5.109 Noting the above it be important to monitor the implementation and effects of the plan over the plan period. In particular the progress made in bringing forward commitment economic investment and changes in vacancy and the uses recorded at the borough's town centres.
- 5.110 The preferred option requires half the land than the assessed reasonable alternative (the impacts of which are summarised below) to be met in full, with supporting evidence (through the SHLAA) demonstrating the significant role played by brownfield land in order to achieve this. This benefits the environmental objectives of the plan helping to safeguard undeveloped and potentially sensitive parts of the borough from permanent loss to development, the ecosystems these maintain, and the role provided in mitigating flood risk and climate change, protecting natural resources, for ecology, and maintaining the quality of the urban and rural environment, including the scenic beauty and tranquillity of the open countryside. The approach maintains the accessibility of the open countryside and the recreational opportunities that this area affords residents, and in particular those living in the densely populated M65 corridor.

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- 5.111 The preferred option enables the Council to prioritise brownfield development, directing investment to the borough's urban areas, supporting their regeneration. The proposal however is of limited benefit due to few allocations required for this to be met in full, however the plan does not prevent, and indeed supports, the redevelopment of wider opportunities within settlements, where suitable. Directing growth towards the existing built-up areas also helps to support sustainable transport objectives and makes effective use of land.
- 5.112 The potential effect of the preferred approach in its failure to support demographic and economic growth also has adverse effects for supporting regeneration and health noting the limited investment provided, jobs created, and new homes delivered as a result of the strategy. Noting the beneficial effects identified above which contribute towards regeneration and health and wellbeing objectives, the preferred approach is assessed to have mixed effects for these objectives.
- 5.113 The tested reasonable alternative reflects the recommendation of the HEDNA which is the adoption of 270dpa. For the reasons set out above, the adoption of the reasonable alternative is likely to support housing and economic objectives.
- 5.114 As evidenced within the SHLAA, the delivery of this requirement would require the adoption of a strategy which places significant emphasis on greenfield sites. For the opposite reasons of the preferred option therefore, the reasonable alternative is likely to have a mixed effect health and wellbeing objectives, noting the role and value edge of settlement greenfield sites have for residents for recreation and supporting their health and wellbeing. Mixed effects are also assessed for regeneration objectives given that the greenfield sites are likely to be favoured and prioritised by the development industry noting the improved viability, market attractiveness and reduced risk of developing these sites, which is likely to result in investment directed away from brownfield opportunities.
- 5.115 The effect of the reasonable alternative is largely negative for the environmental objectives assessed by the SA. In particular the proposal is found to harm climate change objectives given the increased need to develop sites which are of limited sustainability, in turn influencing the behaviour of their occupiers. The approach is not compatible with the Council's declaration of a climate emergency, nor will it support the achievement of commitments to reduce greenhouse gas emissions towards zero by the end of the plan period.
- 5.116 The reasonable alternative will cumulatively require increased use of undeveloped land, affecting the natural environment's capacity to address climate change, harming the resilience of Pendle's communities and its biodiversity. It will encourage travel by car, instead of walking and cycling. It will increase pressure on natural resources, and result in local losses to recreational resources harming the health and wellbeing of residents. The benefits are not outweighed by the adverse effects taking into account the baseline conditions of the borough, and the priorities of residents. On the account of the above, the reasonable alternative has therefore been dismissed.

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Policy DM21: Design and Quality of Housing

- 5.117 Policy DM21 seeks to ensure that new homes are of a high quality in terms of their size, design, materials, and environmental standards in an effort to promote sustainable and beautiful development.
- 5.118 The policy has positive effects for most SA objectives. In particular, the policy has strong benefits for social objectives in addressing social deprivation and health and wellbeing by securing homes fit for purpose helping to improve standards of living. The policy also seeks to ensure that homes are adaptive to meet the needs of the entire community including those with disabilities. Positive effects are also assessed for climate change objectives, by helping to deliver new homes which reduce their impact on the wider environment and the use of natural resources.
- 5.119 The policy is consistent with the approach set out in National Planning Policy. It is responsive to the Council's declaration of a climate emergency and maintains a key response in securing development which minimises greenhouse gas emissions. The policy is responsive to the baseline conditions of the area and will help reduce the proportion of households living in poverty by increasing access to quality housing response. Noting this wider context, the Council does not consider there is a reasonable alternative to this policy.

Policy DM22: Housing Mix

- 5.120 Policy DM22 sets out the housing mix priorities in Pendle in response to findings of the HEDNA. The policy plays an important role in ensuring that new homes built in the borough are responsive to the needs of the whole community as projected over the plan period.
- 5.121 The policy has positive effects for housing, economic and social objectives (social deprivation, health and wellbeing, rural sustainability) by increasing accessibility to housing of the right size and type in response to the evidenced needs of the community. This benefits objectives which seek the effective use of land by ensuring that land which is developed best meets the needs of the community. The effect of the policy on wider SA objectives is largely neutral or unknown. Uncertain effects are assessed for flood risk and climate change objectives as the policy influences the form, scale and layout of proposals which may affect these objectives, with this only determined on a case-by-case basis. Policy safeguards ensure that the natural, historic and built environment is protected in connection to the policy and so neutral effects are recorded.
- 5.122 The policy is responsive to the requirements of the NPPF to meet the housing needs of the community as a whole, ensuring homes provided are of the right size and type in response to projected changes in the population profile of the borough and the influence this has on patterns of future demand. An alternative to apply a different requirement for housing mix at a sub-district level is not necessary as demonstrated by the HEDNA. A policy which does not outline needs would be ineffective in addressing future needs as evidenced within the HEDNA. A reasonable alternative is not therefore assessed for this policy.

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Policy DM23: Affordable Housing

- 5.123 Policy DM23 sets the affordable housing requirements for housing proposals submitted over the plan period. The policy is responsive to the high level of affordable housing as assessed through the HEDNA which finds this need to be over 200% the proposed housing requirement. Full delivery of this requirement as a proportion of market delivery is not realistic in terms of infrastructure, environmental or housing market capacity. The requirements of the policy seek to balance the findings of affordable housing need with viability to maintain deliverability of housing proposals in the borough.
- 5.124 The policy has positive effects for housing, economic and social objectives (social deprivation, health and wellbeing, rural sustainability) by increasing accessibility to suitable, affordable, quality housing stock, particularly in parts of the borough where housing provision is normally limited in accordance with the spatial strategy. The policy permits the development of exception sites within the open countryside, however the extent and degree of development permitted through this approach is limited owing to the restriction applied for this to extent to only include small scale development, tied to evidence of need, as well as the requirement to account for environmental effects. The overall effect on environmental objectives is therefore assessed as neutral on environmental factors.
- 5.125 The policy is responsive to the NPPF in meeting the housing needs of the community as a whole and sets out the approach to securing affordable housing in the borough. An alternative to the policy could be not to establish a specific requirement for affordable housing and instead rely on market forces. This approach in Pendle would be ineffective in the Council's experience with very little provision being delivered through market-led schemes. An alternative of setting higher requirements for affordable housing provision would not be deliverable noting the finding of the Local Plan viability assessment.
- 5.126 The Council further notes the potential role the emerging Infrastructure Levy could have in securing affordable housing in Pendle. At the time of writing, the Infrastructure Levy is not yet applicable and is subject to consultation. The requirement to implement the Infrastructure Levy would trigger the need to review this policy although it is the Council's understanding that this would be through a separate process to plan making.

Policy DM24: Residential Extensions and Alterations

- 5.127 The policy guides applicants seeking to make extensions or alterations to their property. The policy provides clarity and certainty for applicants for the matters to be addressed through the planning application process.
- 5.128 The policy has positive effects for SA objectives relating to housing need, health and wellbeing, making effective use of land, and promoting regeneration. This is in acknowledgement of the role the policy has in providing residents in the borough the opportunity to adapt and modify their existing homes to meet their needs without having to move. This approach also benefits the use of existing resources and safeguards the natural resources of the borough. Environmental effects of the policy are assessed as having the policy concentrating development to existing developed areas.

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- 5.129 Householder proposals are often the only interaction the majority of people have with the planning system. It is therefore important to provide guidance offering clarity to help people through this process. The policy has an important role in securing high quality development in Pendle, and will help reduce delay through the application process. Taking the above context into account, no reasonable alternative has been assessed through this Sustainability Appraisal.

Policy DM25: Residential Conversions

- 5.130 The policy guides proposals which seek to alter buildings for residential use providing clarity and certainty for applicants regarding the issues to be addressed through the planning application process. The policy relates to windfall development and to only proposals which constitute development. The complexity and unique type of such proposals requires a policy response to protect amenity interests and promote environmental quality. Taking this into account no reasonable alternative has been assessed for this policy.
- 5.131 The policy has positive effects for meeting housing need, promoting health and wellbeing, making effective use land, and promoting regeneration. The policy helps make effective use of existing resources and as a result provides a sustainable approach to meeting a proportion of the borough's housing need. The proposal is assessed to have a positive effects for the built environment, due to the role the policy has in minimising the potential for vacant property, which may over time detract from the quality of the wider environment.

Policy DM26: Housing in the Countryside

- 5.132 Policy DM26 sets out the types and scale of dwelling which may be permitted in the open countryside. The list is limited in its extent to ensure that the plan does not harm environmental quality and tranquillity of the rural area or lead to isolated unsustainable development. The policy balances these important considerations with the need to support the rural economy and allow for limited changes to existing buildings and dwellings in response to the needs of the local community.
- 5.133 The policy has positive effects for housing, economic and social objectives. This arises given that the policy supports sustainable growth within the rural area and provides some scope for the housing needs of households in rural areas to be met. The policy is not considered to constrain housing delivery given opportunities provided elsewhere within the Borough which are defined in accordance with the spatial strategy. The limited forms of development with a promotion of reuse and redevelopment are considered to benefit environment objectives such as landscape effects, biodiversity, and heritage. This approach minimises the need to develop open countryside to meet needs. It also makes use of and improves existing redundant buildings. Some adverse effects (albeit very minor) are assessed for objectives for sustainable transport and climate change owing to the fact that most proposals will be in isolated locations resulting in developments which are reliant on car transport for access. The effects on these objectives overall will be very limited.
- 5.134 The policy relates to and helps to implement Policy SP02 which sets out the spatial strategy and is complementary to Policy DM09. The policy sets out the limited forms of residential development which may be permitted in the open countryside. This is consistent with objectives to secure a sustainable pattern of development, and the NPPF in terms of its

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approach to development within the open countryside. Taking this into account there is no reasonable alternative to this policy.

Policy DM27: Self and Custom Build Housing

- 5.135 Policy DM27 seeks to promote and secure self-build and custom build homes within Pendle responding to the statutory requirement of the Borough to maintain a list of and make provision for this type of housing. The policy has positive social and economic effects by increasing the diversity of housing stock provided over the plan period in response to needs. The opportunity provided for self-build enables people to construct bespoke properties which are responsive to their own needs and requirements which might not otherwise be suitably met by existing stock or housing stock provided by a developer or registered provider.
- 5.136 The Policy promotes self-build as windfall development, and also seeks self-build as a proportion of existing stock at development sites over a certain threshold (including allocations). Self-build plots in themselves are small in scale and unlikely to have significant adverse effects on the wider environment. It will however be the case that in some circumstances it would not be appropriate to develop self-build plots independent of the wider (much larger) development. A reasonable alternative for the policy is not assessed with sites specifically identified for self-build included in Policy AL01.

Policy DM28: Specialist Housing

- 5.137 Policy DM28 sets out guidance for the development of communal accommodation (including care homes), HMOs, and student accommodation. The guidance itself seeks to ensure that proposals can be integrated successfully into existing communities with the potential for adverse effects minimised.
- 5.138 The effects of this policy on assessed sustainability objectives is largely limited, with a neutral effect outlined for most environmental objectives given guidance within the policy provides a framework for the assessment of proposals within the scope of this policy. Some benefits are provided for housing and social objectives particularly promoting health and wellbeing by encouraging the development of wider housing products which may be beneficial in meeting specific circumstantial needs by the provision of clear and positive guidance. The policy also focuses on ensuring that such developments do not adversely affect existing residents. Positive effects are also assessed for sustainable transport and air quality with proposals encouraged to be close to existing public transport services.
- 5.139 As concluded within the HEDNA, there is no specific housing need for Student Housing in Pendle. HMOs are not yet of a significant enough issue within Pendle to require an alternative approach. Monitoring will enable the Council to respond to this, with scope for further guidance and restriction to this type of development if this proves necessary. The HEDNA illustrates specific need for specialist accommodation within Pendle. The Council is however not aware of sites which have been identified in response to this need. Instead a decision-making framework is provided for windfall type development. Elderly housing need is also provided by requirements for new Bungalows and adaptable housing through Policies DM21 and DM22. Taking the above into account, the Council has not assessed an alternative approach for this policy.

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Policy DM29: Gypsy, Traveller, and Travelling Showpeople Community

- 5.140 Policy DM29 sets out guidance for Gypsy and Traveller accommodation. The policy provides guidance as to how and what issues should be considered when promoting this type of development, focussing on ensuring that there are no wider adverse effects for the wider environment.
- 5.141 The policy scores largely neutrally for environmental objectives as a result. The policy has positive effects for housing objectives owing to the clear and positive framework provided for such types of development enabling a response to the social and cultural accommodation needs of specific groups within the community. The policy also has positive effects for health and wellbeing by ensuring such sites and locations are suitable for the proposed use taking into account nearby uses. There are also positive effects for sustainable transport objectives with proposals encouraged to be close to existing public transport services.
- 5.142 A reasonable alternative to this policy would be to allocate specific sites for these uses. However, supporting housing needs evidence and dialog with the Gypsy and Traveller community conducted to date reveal there is no specific need for sites to be allocated to meet this need within Pendle. This alternative position has not therefore been assessed.

Policy DM30: Healthy Places and Lifestyles

- 5.143 Policy DM30 seeks to ensure that new development takes into account and protects the health and wellbeing of future occupiers and existing residents and uses. To demonstrate how the health interests of residents are to be protected, the policy requires the submission of a Health Impact Assessment where the proposal has the potential for adverse effects.
- 5.144 The policy is considered to have positive effects for social objectives particularly for health and wellbeing, and in tackling key issues within Pendle such as relatively high levels of deprivation and poor health. Positive effects are also assessed for sustainable transport, climate change and air quality, with particular attention given to the promotion of access via walking and cycling. Whilst the policy may have the effect of constraining certain forms of commercial development within particular locations, the policy is considered to have a neutral effect on economic objectives owing to the certainty which is afforded by the policy approach. Sufficient opportunity for exists within the Borough for growth needs to be accommodated. As such, the policy is not considered to be overly constraining and is justified in protecting the health of the Borough's communities. No reasonable alternative is identified which secures the attention required towards health and wellbeing in new developments.

Policy DM31: Open Space, Sport and Recreation

- 5.145 Policy DM31 seeks to safeguard and enhance existing open space provision including sports facilities within the Borough and ensure that new development provides open space on site, or contributes to off-site provision, where required/justified. The policy responds to the findings of the 2018 Open Space Audit by securing sufficient open space to meet the needs of the community.

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- 5.146 The policy has significant positive effect for health and wellbeing enabling sustainable access to local sources of recreation and sporting activity. It also is beneficial in tackling social deprivation and scores positively for landscape, ecology, soil quality, air quality, climate change, water quality and flood risk objectives, given that its implementation will mean that a proportion of development sites will be given over to open space. A neutral effect is assessed for housing and economic objectives owing to the flexibility provided in policy and capacity to meet development needs, whilst responding to the need for open space provision as a key design issue.
- 5.147 Quality open space is also critical in providing for quality developments important for marketing and attracting investment, however its delivery could reduce the amount of developable space provided within a development. Where appropriate open space could be multifunctional in terms of its role within the development (i.e. it could contribute towards ecological enhancement or function as part of the drainage system) helping to reduce pressure on the developable area. There are no known practical alternatives to the policy which would be effective in securing open space provision. As a result no reasonable alternative is assessed.

Policy DM32: Walking and Cycling

- 5.148 Policy DM32 seeks to promote and secure walking and cycling infrastructure and opportunities through new development, in an effort to reduce reliance on travelling by car and encourage a modal shift particularly for shorter journeys. The policy therefore has significant positive effects for encouraging sustainable transport, climate change, and air quality objectives given the role the policy has in encouraging travel by foot and bicycle, promoting active travel ahead of travel by car. It also helps to tackle social deprivation enabling equal access to developments and health and wellbeing given the benefits had to health as a result of walking and cycling which will also have wider benefits for healthcare and service capacity. There are no known reasonable alternatives to this policy.

Policy DM33: Hot Food Takeaways

- 5.149 Policy DM33 directs proposals for hot food takeaways towards areas which are appropriate for this land use and ensures that operational effects do not adversely affect their surroundings, surrounding users/occupiers, and the health and wellbeing of the wider community.
- 5.150 The policy has relatively limited effects on assessed SA objectives. In particular the policy is beneficial for health and wellbeing objectives, noting the role the policy has in supporting the health of the community, and ensuring that proposals do not adversely affect amenity and wellbeing. This also benefits aims to tackle deprivation. The policy also seeks to ensure that proposals do not adversely affect the quality of the wider built environment. As a result positive effects are also assessed for historic and townscape objectives.
- 5.151 The policy seeks to ensure that the operational effects of hot food takeaways on the health and wellbeing of residents in Pendle is minimised and ensure that hot food takeaway proposals compliment and contribute to urban quality. The policy is responsive to the baseline conditions of Pendle indicating the poor health of its residents, which are more severe in wards suffering high levels of deprivation. There is large number of hot food takeaways in Pendle (and in particular in the M65 Corridor). Evidence provided by the County Council demonstrates the role that unhealthy food choice has in promoting poor

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health. The Council does not believe there is a suitable alternative to the approach of the policy noting this context.

Policy DM34: Engaging the Community

- 5.152 Policy DM34 seeks to ensure that applicants engage with the wider community, key stakeholders and consultees on relation to issues affecting or affected by development proposals. This provides opportunities for issues to be addressed prior to the submission for planning, helping to reduce delay and uncertainty, and increase the involvement of the wider community. This could benefit the design and quality of proposals and their integration with the wider physical environment.
- 5.153 The policy has limited effects on SA objectives with the majority recording negligible effects. The policy benefits health and wellbeing objectives, by providing the opportunity for greater participation and influence over developments occurring in their area. Infrastructure objectives, by ensuring that needs and solutions can be identified early on in the design and planning stage, and connected matters such as flood risk, with involvement of the LLFA at the pre-application stage where relevant.
- 5.154 The policy is responsive to the Council's Statement of Community Involvement, Localism Agenda, and emphasis placed within the NPPF on pre-application discussions. The policy will assist the delivery of sustainable development, minimising delay experienced through the planning process and is therefore supportive of Policy SP01. Noting the above, no reasonable alternatives have been tested for this policy.

Policy DM35: Community Facilities

- 5.155 Policy DM35 seeks to safeguard, enhance and support the delivery of community facilities, including rural shops. The policy maintains an important role in promoting and protecting the sustainability of Pendle's communities, helping to safeguard those facilities and services which are most valued, and which provide an important source of recreation, learning, social interaction and togetherness. As a result the policy has positive effects for social objectives including tackling deprivation, promoting rural vitality, and protecting health and wellbeing. The policy promotes sustainable objectives reducing the need to travel to access essential goods and services, as well as opportunities for social interaction and recreation. The policy has neutral to positive effects on environmental objectives such as minimising the effects of climate change, impacts on biodiversity, and landscape.
- 5.156 The policy is responsive to recent changes made to the Use Class Order, seeking to promote development included within the Class F Use Class in a sustainable manner. It is considered there is no reasonable alternative available which would be effective in securing this type of development within this policy context.

Policy DM36: Education and Training

- 5.157 Policy DM36 sets out measures to support and seek improvements to education infrastructure and the attainment of professional training and skills development for residents in Pendle. The policy is responsive to the baseline conditions of the Borough which finds qualification attainment and average wages to be significantly lower than the regional and national average. Low wages are a principal cause of house price unaffordability in Pendle, and is a major factor for the high levels of deprivation recorded

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in parts of the borough. Taking into account the justification for this policy, no reasonable alternative is assessed to exist and as such has not been assessed.

- 5.158 The policy has positive effects for economic, regeneration, and health and wellbeing objectives, due to the role that the policy has in promoting education and skills development and benefits this has in supporting the achievement of these objectives. The policy contains a decision-making framework for proposals for new or expanded education sites to ensure that land is used effectively and that wider effects of proposals on the environment, infrastructure and neighbouring land uses are accounted for and responded to through the development management process. The implication of this approach is to ensure neutral to positive effects for related SA objectives, given the protection afforded relevant to these issues.

Policy DM37: Parking

- 5.159 Policy DM37 applies guidance for parking within developments to ensure there are no adverse effects caused on highway capacity, operation, or safety and to ensure that sufficient attention is given appearance and impact on wider character and implements the parking standards of the Local Plan.
- 5.160 The policy has positive effects for health and wellbeing, and townscape, with neutral effects for most other objectives given promotion of electric charging and cycling infrastructure (promoting a positive response in developments to climate change) and regard required of policy to address wider physical effects on the development.
- 5.161 A reasonable alternative to the policy would be for parking standards to be dropped and parking provision dealt with on a case-by-case basis. The likely effects of this approach are appraised to be adverse for health and wellbeing as parking is not adequately considered through the design process and insufficient provision is provided. This approach would also mean that responses to climate change are not delivered with adverse effects for air quality, climate change and sustainable transport. The reasonable alternative is therefore assessed to have an increased adverse effect on sustainability objective in contrast to the preferred option and as such is not recommended for adoption.

Policy DM38: Taxis

- 5.162 Policy DM38 sets out guidance for Taxi related development, seeking to ensure that such development does not have adversely effects for wider residents, occupiers, and businesses. The policy has limited relevance for most SA objectives, however, does have neutral effects for social deprivation and health and wellbeing owing to the checks put in place to ensure that developments address these issues. Neutral effects are also assessed for environmental effects such as impacts on heritage and townscape owing to the need for developments to consider their wider effects. There are no reasonable alternatives to this policy.

Policy DM39: Digital and Electric Communications

- 5.163 Policy DM39 provides guidance for the provision of communication and digital infrastructure. The policy has positive economic effects owing to the role that technology has in supporting economic investment and business operations and efficiency. The policy also has positive effects on sustainability objectives due to the reduced need to travel as a

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result of enhanced communication technology. Neutral effects are assessed for environmental and social objectives due to policy safeguards put in place with require proposals to minimise the potential for adverse effects on the character and quality of the wider environment, and health and wellbeing of neighbouring uses/users. Negligible effects are assessed for wider SA objectives noting the limited scope of the policy and its effects for the wider environment.

- 5.164 The policy provides a framework for decision making as communication and digital infrastructure is brought forward over the plan period. There are no known reasonable alternative policy approaches available.

Development Management Policies: Economic Section

Policy DM40: Employment Land Requirement

- 5.165 Policy DM40 identifies and responds to the future employment land requirements of the borough as assessed through the HEDNA Report (Iceni Projects, 2023). This is achieved primarily through committed sites but also the allocation of new specific sites for employment (through Policy AL02).
- 5.166 The policy is assessed as having significant positive effects for economic objectives noting the role that the policy has in responding to the future economic needs of the borough in full as assessed through supporting evidence to the plan. Positive effects are assessed for regeneration, health and transport objectives. This takes into the account the role that economic development plays in meeting these objectives, including securing investment in the borough, existing and new jobs, and the location of employment sites typically accessible to communities and via public transport services. Positive effects are also recorded for health and transport objectives noting the emphasis placed by the policy on matters of health and transport, ensuring that developments do not harm the amenity of neighbouring users, nor result in severe problems of congestion.
- 5.167 The policy also requires applicants to address effects caused by proposals on the historic environment, to provide new habitat, and ensure that matters of flood risk are dealt with effectively and prioritising natural methods, ensure that the policy has neutral to positive effects for environmental objectives, with neutral effects found for flooding, water quality, climate change, heritage and landscape objectives, and minor positive effects for biodiversity.
- 5.168 Taking into account the findings of the HEDNA, the Council do not believe that there is a realistic alternative to the preferred approach, which is sufficiently different from this requiring testing through the Sustainability Appraisal. The HEDNA sensitivity tests a number of scenarios for economic growth to examine the robustness of the economic projection used for the recommended employment land requirement. The scenarios tested include:

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- A high growth scenario which does not reflect the position of the local or UK economy and supported growth in sectors of the economy which do not reflect that of Pendle.
- A low growth scenario would result in contraction of the local economy, and as such would fail to meet the requirements of the NPPF.

5.169 The need to review the plan within 5 years of its adoption and the annual monitoring of policy in the interim, provides opportunity for the Council to review its position in the short term if this proves necessary. Based on the above an alternative approach has not been appraised through the SA for this policy.

Policy DM41: Protected Employment Areas

5.170 Policy DM41 is responsive to findings of the HEDNA (Iceni Projects, 2023) which finds specific areas of the borough in employment use to maintain a critical role for the local economy and as such worthy of long-term protection in support of the strategic objectives of the Plan. The policy therefore seeks to protect and retain these sites for employment use only (B2/B8). A limited amount of Class E(g), offices, research and development, and light industry is also permitted recognising the complementary role such uses may have within an employment area.

5.171 The purpose of the policy is to ensure that the Borough's industrial and employment base does not decline over the plan period, and as such the policy has a critical role in maintaining the economy of Pendle in planning terms. For this reason the policy is considered to have significant positive effects for economic objectives. It also supports objectives to regenerate and invest in the Borough's main settlements safeguarding greenfield land, and support health and wellbeing by maintaining access to employment benefiting sustainability travel objectives, as these sites are often accessible to nearby communities and to sources of public transport.

5.172 The effects of the policy for the employment land supply of the borough means that the policy also helps to indirectly protect and safeguard undeveloped areas from loss to employment land uses, thereby helping to maintain the role these sites have for flooding and water quality, soils, climate change, biodiversity, landscape and the historic environment.

5.173 An alternative to the policy would be that existing employment sites would allow to go into different uses regardless of their existing role or use. This approach is contrary to the recommendations of the HEDNA and could threaten the economy of the borough particularly should these uses be more valuable to landowners/landlords. The approach would effectively remove the need for the policy negating the need for its assessment. This approach is not appropriate given the findings of evidence supporting the plan.

5.174 It should also be noted that the policy does permit land to transition into non-employment uses subject to specific conditions, including relating to the vacancy of a site. This provides sufficient flexibility to prevent the long-term vacancy of previously developed land, encouraging its renewal and reuse but not at the cost of the local economy.

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Policy DM42: Vibrant Town Centres

- 5.175 Policy DM42 sets out the approach to development within the Borough's Town and Local Shopping Centres. The policy seeks to safeguard the primary commercial function of these areas and their role within the wider Borough as the hub of commercial activity to promote their vitality and vibrancy. The policy does however enable the development of broader uses where suitable.
- 5.176 The policy is considered to have positive effects across most objectives, with effects particularly significant for economic, social and sustainability objectives. This is due to the role the policy has in maintaining the commercial and service function that town centres have for the communities of Pendle and their wider hinterlands. The policy promotes the reuse of land and buildings found within these centres for a variety of land uses whilst protecting their primary function.
- 5.177 Town Centres are often the most accessible to the largest proportion of communities, are served by public transport, and feature wider land uses and services, enabling multi-purpose trips. This benefits sustainability and transport objectives, helping to promote sustainable travel and patterns of activity.
- 5.178 There are positive effects for housing objectives with increased opportunity the policy provides to deliver new housing. Environmental objectives also benefit with economic activity focussed towards existing developed areas safeguarding undeveloped areas which fulfil an important role for biodiversity, flooding, landscape quality, and climate change.
- 5.179 The policy has been drafted to respond positively to changes made to the Use Class Order and the introduction of Class E which renders traditional policy for retail development ineffective and redundant. The policy seeks to respond to this context whilst ensuring consistency with the NPPF and its approach to town centre uses. The policy therefore seeks to manage land uses in town centres in a flexible but sustainable way. No reasonable alternative is considered to exist taking into account this context.

Policy DM43: Mixed Use Development

- 5.180 Policy DM43 sets out the guidance for mixed use development. The policy recognises and encourages opportunities for mixed use development which may contribute significantly towards housing, economic and social objectives, providing developments of enhanced sustainability with reduced need to travel and increased likelihood of self-sufficiency, which may also benefit the wider area within which the site is located. Positive effects are assessed for all of these sustainable objectives. For environmental objectives the policy scores more neutrally given safeguards put in place to minimise the potential for adverse effects. Given that the policy relates to windfall development its exact effects on the environment is largely uncertain and is dependent on the scale, type, location, and relationship to wider surroundings. No reasonable alternative is assessed for this policy.

Policy DM44: Out-of-centre Retail and Commercial Development

- 5.181 Policy DM44 sets out the approach to commercial uses (Class E Uses) beyond Town Centres. The policy recognises that some Class E uses exist in locations outside of town centres and their continuing use for Class E development would be suitable and important in support of sustainable communities and patterns of activity. The policy seeks to limit

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Class E uses in locations beyond these areas to protect the role and functionality of town centres and to prevent adverse effects of wider uses, users, and the environment, balancing the benefits of Class E development against its associated adverse effects and the requirements of national planning policy for this land use.

- 5.182 The Policy is considered to have positive effects for the economy by directing investment to appropriate locations and ensuring that existing commercial sites are safeguarded. It also has positive effects for social objectives given the effect of the policy in safeguarding amenity, health and wellbeing caused by commercial types of development. Further benefits for health and wellbeing are recorded recognising the role that established neighbourhood shopping parades, and retail centres have in providing access to shops and sources of employment locally, reducing the need to travel.
- 5.183 The policy supports sustainability objectives by only permitted Class E uses in locations accessible by public transport. The policy has environmental benefits by ensuring that proposals do not adversely affect their surroundings due to their use and operations and restricts the use of Greenfield land for commercial use helping to safeguard this land in its current condition.
- 5.184 The policy has been drafted to respond positively to changes made to the Use Class Order, whilst ensuring consistency with the NPPF and its approach to town centre uses. No reasonable alternative is therefore considered to exist within this policy context.

Policy DM45: Tourism Facilities and Accommodation

- 5.185 Policy DM45 provides guidance for tourism development including tourist accommodation encouraging the sustainable growth of this industry and increasing its role within the Pendle economy.
- 5.186 The policy scores positively towards economic and social objectives by lending support to the expansion of the economic base of the borough through tourism. The policy also has neutral to positive effects for environmental objectives owing to the preference given towards the reuse and redevelopment of existing buildings and modest well related expansion which is accessible to public transport. It is recognised that some tourist facilities are by their nature in isolated parts of the Borough so some adverse effects to sustainability objectives may be expected though the degree of these adverse effects is limited. In the absence of an identification of specific sites for tourism use, no reasonable alternative is considered to be appropriate in achieving the aims of this policy.

Policy DM46: Equestrian Development

- 5.187 Policy DM46 provides guidance on proposals for equestrian development. The policy recognises the important role that equestrian businesses can have on the rural economy and their value as a source of recreation. The policy balances this against the fact that proposals are typically located in the open countryside, often close to an existing settlement. The policy seeks to ensure that equestrian development, especially in the transitional zone between urban and rural areas, does not have an adverse effect on the open countryside and sustainability factors.
- 5.188 The protection afforded to the open countryside through this policy means that neutral effects are found for landscape, biodiversity, heritage and flood risk objectives ensuring

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that whilst limited change is allowed by the policy to facilitate a sustainable expansion in operation, the effects caused are not significant due to the restrictions applied to the form, scale and location of proposals. The policy supports the rural economy, rural jobs, and promotes accessibility into the open countryside, as such the policy is considered to be beneficial for economic, rural sustainability, and health and wellbeing objectives. The policy provides guidance aimed at balancing environmental effects against the positive local effects the development of equestrian facilities can have for rural areas. No reasonable alternative has been assessed for this policy.

Site Appraisals

- 5.189 The SA Report plays a key role in developing and refining the Local Plan. It appraises the effects of each option and sets out the reasons for the selection of the preferred options and the rejection of others.

Housing Site Allocations

- 5.190 In addition to the Strategic Housing Site allocated at Trough Laithe, the Council has also considered a number of sites to deliver the housing requirement of the plan (Policy DM20).
- 5.191 A total of 9 sites are allocated through Policy AL01 with a collective capacity for around 505 dwellings.
- 5.192 The selection and distribution of housing sites allocated through the site is responsive to the spatial strategy as defined Policies SP02 and SP03, which seeks to focus growth towards the main urban area within the M65 Corridor.
- 5.193 Effort has also been made through the site selection process to provide a portfolio of sites that delivers market choice in terms of location, type, and size which would benefit the range and opportunity of new homes provided over the plan period. In line with the NPPF around 10% of the supply identified is situated at sites less than 1 hectare in size to support SME housebuilders.
- 5.194 All sites submitted to the SHLAA Call for Sites exercises conducted by the Council during the preparation of the Local Plan thus far, and for the abandoned Local Plan Part 2 have been subject to extensive assessment for their suitability, achievability, and deliverability. This Sustainability Appraisal forms one document within this site selection process and its findings are taken into account to inform the final site selection process.
- 5.195 A thorough appraisal of the likely effects on sustainability objectives of all sites submitted (including reasonable alternatives and sites submitted during the plan preparation process) has been undertaken within Appendix 5. Sites failing to meet defined thresholds and criteria have not been assessed. A list of these sites together with a reason for their omission is set out in Appendix 7 of the Sustainability Appraisal.
- 5.196 The following sites (in order of reference number) are proposed to be allocated through Policy AL01:
- P026 Riverside Mill, Nelson (140 dwellings).
 - P052 Land at the Former Railway Sidings, Railway Street, Brierfield (40 dwellings).

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- P060 Former Mansfield High School, Taylor Street, Brierfield (43 dwellings).
 - P064 Land at Brook Shed, New Road, Earby (48 dwellings).
 - P067 Land at Earby Light Engineering Works, Cotton Tree, Colne (50 dwellings).
 - P237 Land at Former Barnsey Shed, Barnoldswick (65 dwellings).
 - P257 Land at Giles Street, Nelson (30 dwellings).
 - P267 Former LCC Deport, Halifax Road, Brierfield (10 dwellings).
 - P326 Land at Barkerhouse Road, Nelson (12 dwellings).
- 5.197 A summary of the appraisal undertaken for shortlisted sites is provided below. See Appendix 5 for the full appraisal of each of these sites, and as well as omission sites.
- 5.198 P026 Riverside Mill, Nelson for around 140 dwellings is assessed as making a positive contribution to housing and economic objectives. The proposal will make use of a previously developed and vacant site within the settlement boundary of the town helping to make effective use of land and provides opportunities to secure environmental enhancements to the site and wider area. Its allocation for housing would support the regeneration of the town, providing investment opportunities to help tackle deprivation and increase access to quality housing in one of the poorer wards of the borough. The development of the site would therefore contribute significantly towards social objectives.
- 5.199 The site is accessible to a wide range of facilities, services, shops and sources of employment located within walking distance helping to reduce reliance on travel by car with positive effects for sustainability objectives. The site has significant adverse effects for flood risk owing to the presence of Walverden Water, and surface water flooding affecting the site. The site is to be subject to detailed assessment to inform its capacity and developable areas.
- 5.200 P052 Former Railway Sidings, Railway Street, Brierfield for around 40 dwellings is assessed as having positive effects for housing objectives. Its redevelopment for housing will assist with objectives to renew and improve the quality of housing stock within the M65 Corridor and will continue the regeneration of Brierfield building on the success of the Brierfield Mills scheme. The site has excellent access to nearby services, amenities, shops and public transport, encouraging the adoption of sustainable lifestyles by future occupiers. This assists the achievement of air quality, climate change and transport objectives. Economic benefits are limited noting the site's current economic role.
- 5.201 The reuse of previously developed land makes effective use of land, helps to safeguard the borough's natural resources and assets, and will help to improve the quality of the urban area. The site has limited environmental sensitivities. Mitigation measures addressing noise and vibration from the nearby operational railway will be necessary to avoid harm to health and wellbeing of future occupiers. There is limited surface water flooding affecting the central part of the site relating to a culverted watercourse. It will be necessary for this culverted watercourse to be maintained and protected through the building to prevent off-site flooding as a result of the development.

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- 5.202 P060 Former Mansfield High School, Taylor Street, Brierfield for around 43 dwellings is assessed as having positive effects for housing and economic objectives. Its development will assist with objectives to renew and improve the quality of housing stock within the M65 Corridor and will continue efforts to regenerate Brierfield. The site benefits from excellent accessibility to Brierfield Town Centre, and existing shops and services located within. The site is also within walking distance of the high-quality bus corridor which links Colne, via Nelson and Brierfield to Burnley. The highly sustainable location of the site will reduce the need to travel by car, assisting sustainability, air quality and climate change objectives, and secure the reuse of previously developed land in line with objectives to safeguard soils and make effective use of brownfield land.
- 5.203 The site is assessed as having low environmental sensitivity with neutral to positive effects assessed for these objectives. The site is not known to be of value to ecology. It does not form part of the Borough's Green Infrastructure Network and is not formally designated open space. The site does not feature or relate to any formal or informal heritage asset or designation. The site is not located within a special landscape designation, nor is it an area of townscape quality. Its development may enhance the quality of the existing urban environment. Parts of the site are assessed as experiencing some level of flood risk, and as such the site scores negatively for this objective. Neutral effects can be provided for this objective if sufficient SUDs infrastructure is incorporated into the design and layout of the scheme to ensure that there is no net increase in flood risk for existing and new properties applying the findings the Council's SFRA and planning policy requirements.
- 5.204 P064 Brook Shed, Earby for around 48 dwellings is assessed as having positive effects for housing and economic objectives. Its development will make an important contribution towards meeting the housing needs of Earby. The site benefits from excellent accessibility to Earby town centre, together with employment opportunities, and public service provision. The accessible location of the Site serves to reduce the reliance of future residents on the car to travel thereby supporting sustainability objectives.
- 5.205 The Site is previously developed, currently vacant and overgrown. It therefore detracts from the built quality of the wider area which includes part of the Earby Conservation Area. The redevelopment of the Site therefore gives rise to the opportunity to regenerate this part Earby, making effective use of previously developed land, and enhance the wider area to the benefit of the built environment (supporting townscape and heritage objectives).
- 5.206 The proximity of the site to New Cut (a watercourse) means that parts of the site are subject to a high risk of flooding, with surface water flood risk known to affect other parts of the site. To address this there is a need for the policy requirements for the Site to ensure that the issue of flood risk and drainage is adequately considered and reflected through the design and layout of any scheme to develop the site taking into account the findings of the Council's SFRA.
- 5.207 P067 Earby Light Engineering, Cotton Tree, Colne for around 50 dwellings with a positive effect for housing objectives. A neutral effect for employment is assessed given that the site is currently used for employment and its redevelopment would lead a loss of locally accessible employment (the company is relocating elsewhere within the borough). An adverse effect is not assessed for this objective taking into account the accessibility of the site to strategic employment locations. The site has a largely positive effect for social

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objectives noting the relative accessibility of the site to nearby services and facilities and public transport.

- 5.208 Part of the site is already developed and as a result the site has a mixed effect on effect use of land. The site is closely related to Colne Water and as such this interrelationship will require careful management during the design and construction process to avoid adverse effects on Colne Water itself. The SFRA shows a degree of surface water flooding risk on site. It is however likely that a solution exists which can be accommodated within the design of the proposal.
- 5.209 The site is largely visually contained to the rear of existing vegetation. This limits the effect had on landscape objectives although adverse effects are recorded for this objective. The site is located within a wildlife corridor and is connected to the green infrastructure network. The site is however in industrial use. A less intensive use could therefore benefit this environment. There is also the potential to connect to the green infrastructure network, enhancing its accessibility to the wider community. An uncertain to positive effect is therefore assessed for the biodiversity objective.
- 5.210 P237 Former Barnsey Shed, Barnoldswick for around 128 dwellings has a positive effect for housing and employment objectives. Neutral to positive effects are assessed for social objectives. This takes into account the site's relative accessibility to existing services and facilities available within Barnoldswick, but also the site's location close to a large manufacturing plant which has the potential to adversely affect future residents. The site relates to land which has previously been developed and greenfield land to the south. Though the PDL element has been to some degree reclaimed by nature.
- 5.211 The site is close to the Leeds and Liverpool Canal and as such the development of the site has the potential to contaminate the waterway particularly noting the previously developed nature of the site. The SFRA finds flooding/drainage issues which are particularly prominent in the south of the site. Neutral effects are found in relation to ecology, heritage and landscape objectives largely taking into account the overgrown PDL nature of the site, and its close relationship to the built environment and in particular the Silentnight factory which sits on an exposed site to the west of the canal and therefore currently defines the setting and character of the settlement in this location.
- 5.212 P257 Giles Street (Bankhouse Road Clearance Area), Nelson for around 30 dwellings has a positive effect for housing and economic objectives. The site is a former clearance area and is redevelopment would assist regeneration and social objectives such as helping to address deprivation by providing access to high quality housing. The site is in a highly accessible location. This is beneficial to transport and climate change, as well as air quality objectives. The site is not in a poor condition currently however its redevelopment for housing of quality would aid the regeneration of Bradley Ward. This would benefit townscape objectives. The development of the site is unlikely to affect heritage or biodiversity objectives. The site is above the culverted Walverden Water and its development may affect this watercourse. The SFRA shows potentially significant flood risk at the site. A detailed assessment will inform the capacity and developable areas of the site.
- 5.213 P267 Former LCC Depot, Halifax Road, Brierfield for around 10 dwellings has positive effects for housing and economic objectives. The site is previously developed, vacant and

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overgrown, the redevelopment of the site will support regeneration in wards which suffer from higher levels of deprivation giving rise to positive effects in securing the effective use of land and for social objectives by increasing access to quality housing stock. Its redevelopment will give rise to environmental and visual enhancements with positive effects for townscape objectives. The site is in a highly sustainable location benefitting from excellent accessibility to local services, facilities, shops and public transport routes reducing significantly the need to travel by car. The allocation and development of this site is consistent with and supportive to sustainability objectives. Its limited scale gives rise to the opportunity to expand the housing products delivered over the plan period, as well as the opportunity to support SME housebuilders.

- 5.214 P326 Barkerhouse Road, Nelson for around 12 dwellings has positive effects for housing and economic objectives. The proposal makes use of vacant overgrown land within the settlement boundary and provides opportunity to support SME housebuilders. The site is in a sustainable location within Nelson, accessible to a good range of nearby services and amenities, including public transport provision providing access to Nelson town centre. The site has few physical constraints, and as such has neutral to positive effects for environmental objectives.

Employment Site Allocations

- 5.215 In addition to the Strategic Expansion of the Lomeshaye Industrial Estate, the Council has also considered a number of sites to deliver the economic land requirement of the plan, to provide a greater degree of flexibility, and provide economic growth opportunities to the West Craven sub-area in accordance with the spatial strategy.
- 5.216 Sites in Policy AL02 identifies the following shortlisted sites to meet economic land requirements. The selected sites follow assessment, including through the Sustainability Appraisal (see Appendix 6).
- P013 West Craven Business Park Extension, Earby (7 Hectares)
 - P309 Land off Jackdaw Road, Barnoldswick (5.39 Hectares)
- 5.217 Sites failing to meet defined thresholds and criteria have not been appraisal (see Appendix 7). A full list of sites assessed through the Sustainability Appraisal, including omission sites, is set out in Appendix 6.
- 5.218 The West Craven Business Park Extension, Earby (P013) is identified for around 7ha of B2/B8 employment land. The proposal will make a significant contribution to the local economy providing opportunity for new jobs and diversification of the employment base within West Craven significant positive effects are assessed for economic objectives, with positive effects for social objectives. The Site is accessible to Earby Town Centre and public transport routes, enabling and encouraging workers to travel by sustainable modes of transport to access employment, and therefore supporting sustainability objectives.
- 5.219 The Site is currently greenfield and as such its development for employment will adversely affect objectives to protect soils and secure the effective use of land (PDL). Parts of the site are affected by flood risk owing to the close proximity of Earby Beck. The issues of flood risk will need to be dealt with through the development of the Site taking into account

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- detailed modelling. Employment uses are not considered highly vulnerable to flood risk as defined in PPG.
- 5.220 There is potential for ecological sensitivity when developing the site and as such adverse effects are assessed for this objective. The effects could be reduced and limited should ecologically features within and near to the site be retained with a sufficient buffer between these and development. The development will also result in adverse effects for landscape objectives with the development likely visible from wider areas with an urbanising effect. Adverse effects are however limited by the prominence and urbanising effect of the existing West Craven Business Park to the south. Mitigation measures such as boundary treatment, and sensitive layout and design of new buildings should also be adopted to reduce these effects and ensuring that any significant adverse effects are temporary in nature.
- 5.221 Land at Jackdaw Road, Barnoldswick (P309) for 5ha of employment land has positive effects for economic objectives. The site provides the opportunity to economy of Barnoldswick and increase the number of jobs available within the town. The site is located within the settlement boundary of Barnoldswick and benefits from good accessibility to the Town Centre, services and facilities, and is highly accessible to existing residents. This helps to reduce car dependency, benefiting sustainability objectives.
- 5.222 The proposal gives rise to the opportunity to regenerate the site making effective use of land with benefits to the quality and visual appearance of the wider area, as well as enhancements to the canal corridor and for wildlife, contributing to the green infrastructure assets of Barnoldswick.
- 5.223 The current condition of the site and its proximity to the Leeds Liverpool Canal and watercourse means that its redevelopment could affect soil and water quality. The requirements of the policy will need to ensure that no harm is caused to health or the environment as a result of the redevelopment of the Site.

Cumulative Appraisal

- 5.224 To determine the significance of the effects of the Local Plan (Draft), this section considers the cumulative and synergistic effects of proposed policies and identified sites.

Policies

- 5.225 Table 5.1 presents the assessment of the cumulative (and synergistic) effects of the draft plan policies of the Local Plan Part presented by theme. A full appraisal of these effects is set out Appendix 4 of the Sustainability Appraisal. A summary of the conclusions reached for the effects for each theme of the plan is set out below.

Strategic Policies

- 5.226 The Local Plan establishes a suite of strategic policies which will supersede those outlined within the Core Strategy at its adoption. The strategic policies of the plan operate across a broad spectrum of planning issues critical to achieving the plan's vision and objectives.
- 5.227 The policies work to provide certainty and opportunity for new development by directing it to certain locations within the Borough, whilst ensuring their suitability. This is beneficial in

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securing the delivery of housing and economic development, ensuring that sustainable growth can occur over the plan period.

- 5.228 The policies also benefit regeneration, deprivation and health and wellbeing objectives by encouraging sustainable investment in the right locations (primarily the towns within the M65 corridor and Earby and Barnoldswick) and ensuring this is supported by and accessible to key infrastructure. The policies assist in enabling the renewal and rejuvenation of the Borough's urban areas helping efforts to enhance these areas and sustain economic activity whilst also safeguarding greenfield sites from development.
- 5.229 The policies support environmental objectives, including those tackling climate change, addressing air quality, and water quality and resources by directing development to areas which are highly accessible and well served by existing services and facilities. The policies protect sensitive parts of the borough from inappropriate and potentially damaging forms of development, and thereby have a positive effect for ecological and landscape/townscape objectives.
- 5.230 Direct support to environmental objectives is offered through the strategic policies of the plan which cover climate change, flood water management, the natural environment, the historic environment, communities, and infrastructure. Which help to direct and shape development to minimise the potential for adverse effects and increase scope for positive net gains for the environment as a result of development.
- 5.231 Overall, the policies set out within this chapter are considered to deliver cross cutting benefits to most economic, social and environmental objectives, and provide an important role in securing the delivery of sustainable development.

Environmental Policies

- 5.232 This section of the Local Plan contains 19 wide ranging policies relating to the designation of land, natural features, the design and form of development, the impacts of delivering development, and the operation of development. These policies follow on, relate to, and support the strategic policies of the plan to collectively ensure that the effects of development on the environment is adequately considered and addressed to avoid or minimise adverse effects, and where possible achieve net benefits.
- 5.233 Where effects are observed, policies have neutral to adverse effect for the delivery of housing and economic development objectives. This is due to constraints placed by environmental issues to the scale, scope, and type of development which might be permitted or considered suitable at both a borough and site level. The effects of some environmental policies (particularly those which designate or categorise land) however equally provide certainty and encourage investment in other parts of the borough assisting in directing development to the most suitable and sustainable settlements enabling a coordinated strategy between housing, economic and infrastructure.
- 5.234 The protection afforded and criteria set out within the environmental policies of the Local Plan have positive to significant positive effects in combating deprivation and promoting health and wellbeing by securing the environmental qualities of the borough which are important for residential amenity such as sources of recreation, open space and sports provision, places of tranquillity, historic environments, landscapes and key views, places of

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identity and character etc. The directive provided by the policies also help to protect greenfield land from inappropriate forms of development and encourage investment within existing settlements helping to recycle land, aiding regeneration and safeguarding natural resources.

- 5.235 The environmental policies of the plan have positive to significant positive effects for environmental and sustainability objectives. This is provided by ensuring that development acknowledges and responds to their natural and built context and makes the most of opportunities to deliver net enhancements for environmental objectives. The Borough's most sensitive environments are safeguarded from loss or harm from inappropriate forms of development. Policies seek to maintain (and where possible) enhance the natural and built assets of the Borough for the benefit of residents, visitors, wildlife, the historic environment, mitigating effects of and adapting to climate change, reducing pollution, and mitigating flood risk.
- 5.236 Overall the policies within this section of the plan promote the quality and social value of the built and natural environment, preventing development that is harmful to this environment, and collectively assists in delivering the spatial strategy as set out in Strategic policies of the plan. Whilst policies represent a constraint to some forms of development in some locations, opportunities provided with the plan through allocations and windfall opportunities elsewhere in the borough, ensure that defined needs can be met effectively and in a sustainable manner.

Communities

- 5.237 This section of the plan contains 20 policies. The policies of this section relate to the delivery, design and mix of housing, the health and wellbeing of the community, and the promotion of community interests. Policy AL01 which relates to the allocation of sites for housing to meet residual needs, is linked to this section of the plan.
- 5.238 Most of the policies of this section of the plan largely result in positive effects in responding to the housing needs of the borough by helping to improve the quality and diversity of the stock. The extent of this positive effect is however much reduced by the adoption of 140 dpa for the housing requirement. The minimum housing figure represented by 140 dpa reduces scope for benefits to this objective due to the limited amount of housing needed to achieve this requirement. It must however be acknowledged that the housing requirement is not a cap to development, and the plan is clear that sustainable development will be approved where consistent with policies of the local plan and NPPF.
- 5.239 Connected benefits are assessed for health and wellbeing, however again these benefits are limited by the proposed housing requirement. The policies also benefit health and wellbeing noting the guidance provided which aims to protect amenity interests and the promotion of the involvement of the community within the decision-making process.
- 5.240 Largely neutral to positive effects are assessed for the policies effects on economic objectives. This recognises the role that providing quality and diversity of housing can have in supporting economic growth with direct support to the economy and attracting a skilled workforce. However, the adoption of 140 dpa is unlikely to support the economic growth potential of the borough and has been assessed to have an adverse effect for the

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borough's high streets. Adoption of the housing requirement is therefore likely to harm the local economy, reducing the wider benefits of this section of the plan has for the economy.

5.241 The policies generally have a neutral effect for environmental objectives. This takes into account that the housing requirement can be met on previously developed land within existing settlements. The site selection process has sought to identify those sites considered to have the most limited effect on environmental objectives when balanced against wider spatial priorities. Site specific policy requirements in Policy AL01 seek to ensure that adverse effects are minimised, and benefits maximised.

5.242 The approach of the plan supports efforts to promote the effective use of land and existing infrastructure providing an alignment of land uses which reduces the need to travel. This supports sustainable transport, air quality and climate change objectives by encouraging travel by foot and bicycle. The approach of the policies, and priority given to health and wellbeing issues, also has wider benefits for the environment, including landscape objectives.

Working: Creating a Dynamic and Competitive Economy

5.243 This section of the Local Plan includes 7 policies to direct proposals relating to the economy covering industrial/strategic employment sites, town centres and commercial development, tourism, and equestrian development. The policies seek to achieve sustainable economic growth in Pendle. Policy AL02 which relates to the allocation of sites for employment to provide flexibility in the employment land supply and ensure that this supply is responsive to the spatial strategy, is linked to this section of the plan.

5.244 The economic policies of the plan have positive effects for economic and sustainability objectives. The policies of this section of the plan aim to support a stable and sustainable economy, providing economic growth and investment opportunities (including within the tourism sector and in rural locations), whilst protecting and renewing existing commercial sites (including at town centres and existing strategic employment sites) to maintain the role and function of these parts of the Borough. This approach has positive effects for social objectives by ensuring that local access to sources of employment for existing residents is maintained (as far as possible through policy) and enhanced with new opportunities provided within established areas with benefits for health and wellbeing and limiting the potential for increases in social deprivation.

5.245 The approach of the policies also benefits the objective to regenerate and secure the effective use of land by directing investment to existing employment and commercial sites, and also supports sustainability objectives by developing established sites which are likely to be served and accessible via sustainable forms of transport (i.e. the Borough's town centres), thereby reducing the reliance on travel by car.

5.246 The preference and opportunities provided by the policies to make effective use of existing sites also benefits the environment. The approach minimises the need to develop greenfield sites (though one site allocated in Policy AL02) safeguarding areas important for mitigating flood risk, managing water quality and resources, of importance to biodiversity and landscape, or which plays a role in mitigating the effects of climate change, and protects the permanent loss of soils. The investment sought towards employment sites and town centre may secure environmental improvements at a site level with benefits for townscape and where affected, heritage assets.

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- 5.247 Overall, the economic policies of the Local Plan deliver considerable benefits to economic and social objectives. The direction of policy to reuse, redevelop and reinvest in established employment and commercial land diversifying and safeguarding the role of these sites within the economy and everyday activities of those living, working and visiting the Borough. The policies also have benefits for environmental objectives by encouraging development in accessible and sustainable locations, reducing the need to develop greenfield sites, and by delivering enhancements to existing built up area.

Table 5.1 Cumulative effects of Local Plan policies

Policy Reference	Sustainability Objectives													
	SO1: Meet the housing needs of all	SO2: Achieve a strong and stable economy	SO3: Regenerate, social deprivation, rural vitality	SO4: Improve health and wellbeing	SO5: Promote sustainable travel	SO6: Efficient use of land. Safeguard soils	SO7: Conserve water quality and resources	SO8: Reduce the risk of flooding	SO9: Improve air quality	SO10: Reduce emissions. Adapt to climate change.	SO11: Sustainable use of natural resources. Sustainable waste	SO12: Conserve enhance Biodiversity,	SO13: Conserve enhance historic environment.	SO14: Conserve enhance landscape/townscap
SP01	+	+	+	+	+	+	0	+	0	+	0	0	0	+
SP02	+	+	++	++	+	+	0	0	+	+	0	0	?	+
SP03	+	+	++	++	+	+	0	0	+	+	0	0	?	+
SP04	~	+	+	+	+	+	~	0	0	+	~	+	?	?
SP05	-	-	++	++	+	++	+	+	+/-	+/-	0	+	0	++
SP06	+	+	+	+	~	+	+	~	+	++	++	+	+	+
SP07	-	-	+/-	+	~	+	++	++	+	++	~	+	~	+
SP08	-	-	+/-	+/-	~	+	+	+	+	+	~	++	+	++
SP09	+/-	+/-	+/-	+/-	~	?	~	0	0	?	+	+	++	++
SP10	+	+	++	++	++	+	+	+	+	+	+	+	?	+
SP11	+	+	+	+	++	+	~	+	+	+	+	+	?	?
SP12	+	+	+	+	+	?	+	+	+	+	+	+	~	~
DM01	+/-	+/-	+/-	+	+	+	+	++	++	++	++	++	~	+
DM02	-	-	+/-	+	~	+	++	++	+	++	~	+	~	+
DM03	~	+	+	+/-	~	+	~	~	+	+	+/-	?	?	?
DM04	-	-	+/-	+/-	~	0	0	+	+	+	~	++	0	0
DM05	~	~	+	+	+	+	+	+	+	+	+	++	+	+
DM06	0	0	+	++	+	+	+	+	+	+	+	++	+	++
DM07	0	0	+	+	~	+	+	+	+	+	~	++	0	++
DM08	0	0	0	+	+	+	+	+	+	+	+	++	0	++
DM09	0	0	+	+	+	++	0	+	+	+	+	+	?	+
DM10	?	?	+	+	~	?	+	+	+	+	+	++	+	++
DM11	0	+	+	+	+	+	+	+	+	+	+	++	+	++
DM12	0	0	+	++	+	0	+	+	+	+	0	+	+	+

Policy Reference	Sustainability Objectives													
	SO1: Meet the housing needs of all	SO2: Achieve a strong and stable economy	SO3: Regenerate, social deprivation, rural vitality	SO4: Improve health and wellbeing	SO5: Promote sustainable travel	SO6: Efficient use of land. Safeguard soils	SO7: Conserve water quality and resources	SO8: Reduce the risk of flooding	SO9: Improve air quality	SO10: Reduce emissions. Adapt to climate change.	SO11: Sustainable use of natural resources. Sustainable waste	SO12: Conserve enhance Biodiversity,	SO13: Conserve enhance historic environment.	SO14: Conserve enhance landscape/townscap
DM13	0	0	+/-	++	+	+	+	~	+	+	~	+	~	+
DM14	?	?	+/-	++	0	+	+	~	+	+	+/-	+	+/-	+/-
DM15	0	0	+	+	~	++	+	++	~	++	++	+	~	+
DM16	+	+	+	++	+	+	++	+	+	+	++	+	+	+
DM17	~	0	+	+	~	~	~	~	~	~	~	~	+	+
DM18	?	?	+	+	~	?	~	~	~	?	~	~	++	+
DM19	0	0	+	+	+	?	+	0	+	0	~	+	++	++
DM20	-	-	+/-	+/-	+	++	?	0	0	+	+	0	?	+
DM21	+	+	++	++	+	+	+	+	+	+	+	0	0	+
DM22	+	+	+	+	?	+	?	~	?	?	~	0	0	0
DM23	+	+	+	+	0	+	0	?	0	0	~	0	0	0
DM24	+	0	+	+	0	+	+	+	0	+	+	0	0	0
DM25	+	0	+	+	0	+	+	+	0	+	+	0	+	+
DM26	+	+	+	+	0	+	0	0	0	0	+	0	+	+
DM27	+	+	+	+	0	0	0	0	0	0	~	0	?	0
DM28	+	+	+	+	+	0	~	~	+	0	~	0	0	0
DM29	+	~	+	+	+	~	~	0	0	0	+	0	0	0
DM30	~	~	+	++	~	+	+	~	+	+	?	+	~	~
DM31	0	0	+	++	+	0	0	+	+	+	0	+	?	+
DM32	~	~	+	++	++	+	~	~	++	++	~	~	~	~
DM33	~	0	+	++	~	~	~	~	~	~	?	~	+	+
DM34	~	~	+	+	+	~	~	+	~	~	~	~	~	~
DM35	~	~	+	+	+	~	~	~	~	+	~	~	~	~
DM36	~	+	+	+	+	+	~	+	?	+	+	+	0	0
DM37	0	0	0	+	0	0	~	0	0	0	~	~	0	+
DM38	~	0	0	0	0	~	~	~	0	0	~	~	0	0

Policy Reference	Sustainability Objectives													
	SO1: Meet the housing needs of all	SO2: Achieve a strong and stable economy	SO3: Regenerate, social deprivation, rural vitality	SO4: Improve health and wellbeing	SO5: Promote sustainable travel	SO6: Efficient use of land. Safeguard soils	SO7: Conserve water quality and resources	SO8: Reduce the risk of flooding	SO9: Improve air quality	SO10: Reduce emissions. Adapt to climate change.	SO11: Sustainable use of natural resources. Sustainable waste	SO12: Conserve enhance Biodiversity,	SO13: Conserve enhance historic environment.	SO14: Conserve enhance landscape/townscap
DM39	?	+	+	0	+	?	?	?	+	+	?	0	0	0
DM40	0	++	+	+	+	+	0	0	+	0	+	0	0	0
DM41	0	++	+	+	++	++	0	0	0	0	+	0	?	0
DM42	+	++	++	+	+	++	0	0	+	+	+	+	+	+
DM43	+	+	+	++	++	+	?	0	+	+	?	0	+	+
DM44	?	+	++	+	0	+	0	0	0	0	+	+	0	0
DM45	?	+	+	0	-	0	0	0	0	0	?	0	0	0
DM46	?	+	+	+	-	+	?	0	?	?	+	0	0	0
AL01	+	+	+	+	+	+	+/-	+/-	+	+	+	+	0	+
AL02	?	+	+	+	+	-	-	-	0	0	-	-	0	-

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Allocations

- 5.248 Table 5.2 sets out the cumulative effects of proposed allocations and reserve sites identified through the Local Plan. The table includes housing sites (H) and employment sites (E).
- 5.249 Sites generally have a positive to significant positive effect for the housing objectives owing to the contribution made to the housing land supply and response provided to addressing residual housing needs. Most sites will have a positive effect on economic objectives providing new homes which are accessible to strategic employment sites and contributing to economy through direct and indirect effects through the build process and from occupation.
- 5.250 Sites also generally have a positive effect in addressing key social objectives such as addressing social deprivation and supporting health and wellbeing. This is because preferred sites are in close proximity to existing services and facilities, as well as sources of recreation, and provide the opportunity to support and enhance these services. Sites are generally accessible to forms of public transport, as well as walking and cycling infrastructure. Sites are also accessible to services, shops, schools, sources of healthcare, and employment, helping to encourage travel via sustainable modes. New homes built to a high quality and responsive in type and size to the needs of the population help to improve living conditions and reducing the potential for overcrowding and concealed households.
- 5.251 The allocation process has sought to prioritise the use of brownfield land with greenfield land limited to only parts of sites identified. Sites identified represent available, suitable and deliverable opportunities at which to meet housing needs. Flexibility is built into the supply taking into account the contribution made by committed sites which have also recently gained planning permission in addition to those allocated through the plan.
- 5.252 Some sites identified are affected, at least in part, by flooding and drainage issues with adverse effects observed for objectives and will be subject to detailed modelling. Mitigation measures outlined in policy will be required to ensure that at affect sites existing and new residents are not adversely affected by flooding from any source. Reference will also need to be made to detailed modelling to confirm the developable areas and site capacity for these sites. It is considered that there is a solution available which will enable this issue to be addressed which is not at a cost to the viability and deliverability of the proposals.
- 5.253 The allocation of primarily brownfield sites means that the natural resources of Pendle are protected. This also helps to safeguard undeveloped sites from permanent loss and protects the potential role these sites have for biodiversity, landscape quality, recreation, health and wellbeing, flooding, and mitigating the effects of climate change.
- 5.254 Allocated sites largely have a neutral effect on heritage objectives with sites dismissed where direct impacts with listed buildings, monuments, or Conservation Areas have been observed. Information sourced from the HER, including liaison with the County Council, Historic England, and other key stakeholders, and the completion of site-specific Heritage Impact Assessments prior to submission of the Plan will help to clarify the likely effects of

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the plan on the historic environment, and enable policy requirements to be tailored in response.

- 5.255 The allocation of sites in accordance with the spatial strategy, focussing growth towards established settlements, helps to promote a modal shift towards sustainable modes of transport, and provides a coordinated approach to economic and housing development which ensures that trips made are short and or reduced frequency. Wider policies within the Local Plan also seek to ensure that new build developments make use of sustainable materials, are sustainably constructed, and encourages the use of energy efficiency to reduce the demand and use for electricity. Requirements for electric car charging and support given to communications infrastructure also assists in future proofing the plan to ensure that developments built today can have their emissions and sustainability enhanced in the future with advancements in technology and practices. This will benefit the climate change objectives of the plan and will assist the Council in its achievement of zero emissions.

Table 5.2 Cumulative effects of Allocated Sites

Site Allocation Reference	Sustainability Objectives													
	Meet the housing needs of all	Achieve a strong and stable economy	Regenerate, social deprivation, rural vitality	Improve health and wellbeing	Promote sustainable travel	Efficient use of land. Safeguard soils	Conserve water quality and resources	Reduce the risk of flooding	Improve air quality	Reduce emissions. Adapt to climate change.	Sustainable use of natural resources. Sustainable waste	Conserve enhance Biodiversity, geodiversity, GI	Conserve enhance historic environment.	Conserve enhance landscape/townscape character
P013 (E)	~	+	+	+	+	-	-	-	0	0	0	-	0	-
P026 (H)	++	+	+	+	+	++	-	-	0	+	0	0	0	+
P052 (H)	+	0	+	+	+	++	-	-	0	+	0	-	+	+
P060 (H)	+	+	++	+	+	++	-	-	0	+	0	0	0	+
P064 (H)	+	+	+	+	+	++	-	-	0	+	0	0	+	+
P067 (H)	+	0	+	+	+	+/-	-	-	0	-	-	0	0	-
P237 (H)	++	+	0	0	+	+/-	-	-	0	0	-	0	0	0
P257 (H)	+	+	+	+	+	++	-	-	0	+	0	0	0	0
P267 (H)	+	+	++	+	+	++	0	0	0	+	0	0	0	+
P309 (E)	~	+	+	+	+	++	-	-	0	+	0	-	0	0
P326 (H)	+	+	+	0	+	++	0	-	0	+	0	0	0	0

Key: Housing site (H), Employment site (E)

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Summarised Effects of the Local Plan

- 5.256 The Local Plan must be read as a whole, with its policies implemented through decision making as relevant. The policies of the Local Plan work together to ensure that development achieves net social, economic, and environmental gains in pursuit of sustainable development in accordance with national planning policy. This also reflects the position taken by the HRA in concluding that policies and projects of the Local Plan do not require Appropriate Assessment.
- 5.257 The plan adopts a spatial strategy which directs development needs proportionately according to the size, role and capacity of each settlement of the borough. The approach ensures that development secured over the plan period is responsive to the needs identified in supporting evidence. It ensures the alignment of economic and housing strategies, and that development is supported by sufficient infrastructure. It also benefits the regeneration, helping to direct investment to these existing communities. The direction of development set out by the spatial strategy plays an integral role to the achievement of wider strategic policy and the vision and objectives of the plan.
- 5.258 The wider strategic policies relate to climate change, water management, the natural environment, the historic environment, health and wellbeing, and infrastructure needs. The scope of these policies is wide ranging, but they fulfil an important role in achieving the vision and objectives of the Local Plan. The policies are integral to the achievement of sustainable development in Pendle and ensuring that the unique qualities of the borough are protected and where possible enhanced over the plan period.
- 5.259 The plan adopts a housing requirement of 140 dpa. This reflects the minimum housing needs of the Borough using the Standard Methodology as required by the NPPF. The SHLAA shows that 140 dpa can be met at brownfield sites within settlement boundaries, helping to safeguard the borough's sensitive natural environment, protect its natural resources, and maintain the resilience of the environment and communities to the effects of climate change. The housing requirement is supportive of efforts to reduce car reliance for travel, and to align growth with existing infrastructure. The housing requirement is not a cap to development, and the plan includes a range of policies which encourage development within settlement boundaries where suitable and sustainable.
- 5.260 Proposed allocations generally score the highest in terms of their performance against sustainability objectives and assessment criteria as well as the need to:
- Demonstrability availability and deliverability in full by the end of the plan period (including in light of significant local market conditions such as viability).
 - Provide a range of site types and sizes to provide market choice and encourage strong rates of delivery; and
 - Ensure that the supply identified provides for a sustainable pattern of development that is responsive to needs and is consistent with spatial strategy.
- 5.261 The economic policies of the plan seek to promote the local economy with sustainable growth and the management of existing economically important sites. Much of the projected economic growth needs is met by committed development, however some allocations are identified to provide for flexibility should some of this growth not come

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forward. The allocations are identified to support the development of key economic sites and industries within Pendle, to widen job opportunities, and maintain the important economic role played by the borough's towns over the plan period.

- 5.262 The plan minimises the potential harm caused by new development to the health, wellbeing and amenity of existing residents, workforce and business considering the type and scale of development proposed, its layout, orientation, effects of construction including ground works, and future operation. The plan promotes opportunities to secure benefits for existing communities, including the provision of or improvement to open space, community facilities, and community shops, and seeks to secure the involvement of communities within the planning process.
- 5.263 The plan secures high quality developments which are responsive to site opportunities and constraints and ensure that proposals contribute to the built character and quality of the borough. The policies of the plan direct, shape and influence new development to minimise harm on the integrity of the built and natural environment, to safeguard natural resources including undeveloped land and soils, and protect the Borough's most environmentally and culturally sensitive locations of the Borough from loss or harm.
- 5.264 To secure this, the plan defines a series of designations within which certain forms and scales of development would be inappropriate owing to the potential harm caused to biodiversity, heritage, recreation, landscape, and sustainability objectives. The plan also provides guidance to applicants on how environmental features and factors should be addressed and accounted for through the design process with measures outlined to mitigate or enhance depending on development specific circumstances.
- 5.265 The policies of the plan ensure that development minimises the release of greenhouse gas emissions and adapts to the effects of climate change including the effects of flood risk and drought events. Policies seek to secure developments which implement sustainable construction standards and make effective use of materials. The plan encourages the adoption of energy efficiency standards and the generation of electricity onsite.
- 5.266 The policies of the plan provides for an appropriate strategy, taking into account the reasonable alternatives. The Local Plan enables the delivery of sustainable development, which aligns with policies and objectives national planning policy, and is responsive to the baseline conditions of the plan area and supporting evidence.

Conclusions

6. Conclusions

Summary

- 6.1 The Local Plan includes 12 strategic policies, 46 development management policies and allocates 11 sites for housing or employment in response to residual development requirements. The Local Plan will form an integral part of the development plan for Pendle at adoption. The Local Plan provides for an updated policy framework to direct and guide development proposals over the period to 2040, with the aim of achieving the delivery of sustainable growth which is response to the vision and objectives of the Plan, the needs of the borough's communities, and the sensitivities of its environment.
- 6.2 This Sustainability Appraisal examines the likely effects of proposals policies and allocations against 14 identified sustainability objectives which have been defined to respond and be relevant to SEA Regulations and the baseline conditions of the plan area. A HRA Screening Report has been undertaken by the Council in parallel to this SA, finding that the policies and projects of the Local Plan will not result in Likely Significant Effects on European Sites requiring Appropriate Assessment on an individual, or cumulative approach, or in combination with adopted policy in the local area.
- 6.3 The policies of the draft Local Plan can be grouped in four areas covering strategic matters, the environment, communities, and the economy.
- 6.4 Strategic policies, set the spatial strategy (Policies SP02, SP03, SP04), and direct and influence development proposals in response to matters of climate change, water management, the natural environment, the historic environment, infrastructure and communities. The policies fulfil a core role in securing the achievement of the vision and objectives of the Local Plan. They define what sustainable development is, where it is to be delivered, and what it looks like. These policies perform well across all if not most sustainability objectives, providing certainty and opportunity for sustainable development, ensuring that development does not result in pressure on existing services and facilities, and protecting those parts of the Borough most sensitive to change and increases in activity.
- 6.5 The environmental policies of the plan cover a broad range of subjects and applying diverse measures to manage and shape developments. This includes policies which protect (Policy DM11), designate (Policy DM12), guide and influence across themes of land use (Policy DM09), natural and built features (Policy DM07), site conditions (Policy DM14), character and appearance (Policy DM16), operational effects (Policy DM13), and lasting effects on the wider environment (Policy DM01, Policy DM04, and Policy DM08). These policies have positive to significant effects for environmental and connected sustainability objectives. The protection and attention afforded to natural and built features of social and cultural value also gives rise to social benefits.

Conclusions

- 6.6 Environmental policies are not expected to significantly constrain economic development such is the approach of economic policy to renew and diversify existing commercial sites which are unlikely to be affected. Housing objectives do however suffer adverse effects as a result of some environmental policies such as the implementation of Open Countryside (Policy DM09) and Local Green Space policy (Policy DM12) and constraining effects these policies have for the delivery of housing. Other policies such as the Trees and Hedgerow policies (Policy DM07) and heritage policy (Policy DM18) may reduce the capacity and prevent some sites from being developed. The effects on housing supply however are somewhat mitigated by the allocation of land through Policy AL01 for housing, and further opportunities for housing land supply provided for windfall development through Policy SP01 and SP02.
- 6.7 Overall, policies within the communities section of the plan are assessed to support housing objectives. The promotion of affordable housing delivery, housing mix, and quality housing, together with clarification provided for proposals to extend or convert buildings for housing, housing in the open countryside, and communal housing enables the delivery of a diverse range of house types and sizes across large parts of the Borough. This helps to increase opportunities for housing which are suitable in response to the needs of their occupiers and secure an increase in the standard of housing.
- 6.8 The delivery of new housing will also help address ongoing issues of deprivation, improve health and wellbeing, and reduce instances of overcrowding and concealed households meaning with positive effects for social objectives. This is in particular achieved through the allocation of specific sites for housing (Policy AL01), guidance to secure affordable housing (Policy DM23).
- 6.9 Whilst the proposed housing requirement of 140dpa reflects the minimum housing requirement of Pendle as established using the standard methodology, analysis undertaken through the HEDNA raises questions as to the accuracy of data underpinning this approach in establishing the future demographic needs of the borough. The HEDNA highlights, with reference to the 2021 census and more recent demographic data, that the natural growth requirements of Pendle could be substantially higher. Monitoring of the Local Plan and its effects on overcrowding and household formation, and the evolution of evidence of demographic growth is likely to be necessary in the early part of the plan period, with a review of the plan likely necessary should indicators show the need for a higher housing requirement.
- 6.10 Whilst the proposed housing requirement will provide for some jobs growth over the plan period, the number of jobs provided is not sufficient to support projected or committed economic growth. The danger being that the housing requirement could act as a drag on the economy and deter investment. The Retail and Leisure Capacity Study also shows that the housing requirement could lead to increased vacancy at the borough's high streets. Monitoring of committed development and the composition and health of the borough's employment sites and high streets will be important over the plan period to understand the effects of the proposed housing requirement on the economy.

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- 6.11 The communities section of the plan also contains a suite of policies which aims to support the health and wellbeing of residents, to protect and maintain community facilities, and to ensure that communities have a voice through the planning process. These policies have positive effects for social objectives owing to the requirement to consider health and wellbeing within development proposals and responses required as a result. The policies also promote and give rise to opportunities to expand existing community facilities and services which helps reduce the need to travel and promotes self-sufficiency. This approach benefits both sustainability and social objectives.
- 6.12 Economic policies of the plan seek to protect and diversify existing employment sites including Town and Local Shopping Centres (Policies DM41, DM42, and DM44). This is in the aim of securing the functionality and role provided by sites which are important to the local economy. The economic policies of the plan therefore inevitably have positive effects for economic objectives. Policies also support housing objectives with scope provide for new homes in Town Centre (Policy DM42) and at mixed use sites (Policy DM43). The protection and enhancement sought by policy towards existing economic sites is also beneficial to social and sustainability objectives by ensuring that jobs are concentrated at accessible locations and locations in close proximity to the bulk of the population, provide for a coordinated planning strategy and reducing the need to travel for work. The reuse and concentration of development at existing established sites also benefits environmental objectives, making effective use of land, protecting environmentally sensitive areas from loss or harm as a result of new development.
- 6.13 Policies AL01 and AL02 of the plan allocate land for the development of housing and/or employment land to meet the development requirements of the plan. Sites are identified in response to spatial/settlement needs depending on the number of recorded completions and commitments in order to accord with and implement the spatial strategy (as set out in Policies SP02, SP03, and SP04) to provide for a sustainable pattern of development. As well as being examined through the Sustainability Appraisal, sites have been screened the HRA, and been thoroughly examined through the site selection process along with reasonable alternatives. The Sustainability Appraisal therefore forms part of this evidence base, to be taken into account when determining which sites should be selected for allocation.
- 6.14 The portfolio of sites provided through the Local Plan provide for a broad variation of location, type and size of site to cater to housing market demand and provide for enhanced levels of delivery. Sites are identified at most settlements where there is an identified residual need. The development of brownfield sites has been prioritised as far as possible through Policy AL01 balancing deliverability and suitability alongside aspirations to protect the natural resources and landscape of Pendle.
- 6.15 Allocated sites ensure that the housing needs as identified by the housing requirement are met in full. In this way the sites have a positive effect for housing objectives. The allocation of sites, and opportunity provided to access and own a new home built to a high quality and of sufficient size to meet needs, also has positive effects for social objectives. Sites are

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also located with generally good accessibility to existing services, shops, sources of employment, education, and are located close to public transport routes. The location of sites and their accessibility therefore helps to reduce the reliance on travel by car and supports economic growth by providing labour close to existing employers and employment sites.

- 6.16 Brownfield sites have beneficial effects for regeneration, promoting the effective use of land. Brownfield sites may also secure beneficial effects for landscape and townscape by enabling improvements to the appearance and quality of a site which may detract from the wider area. Brownfield sites are also likely to be less sensitive for wildlife and climate change effective. Though may be subject to pollution or suffer from flood risk or drainage issues.
- 6.17 Greenfield sites however are by their nature likely to have more significant effects for the environment. Adverse effects are outlined for securing the effective use of land, soil quality, landscapes, ecology, and flood risk and drainage where the site fulfils a role as part of the drainage basin. Policies aim to avoid, minimise and mitigate this harm as far as possible, ensuring that the adverse effects of developing land for housing and/or employment is limited. It is however equally true that the allocation of sites, provides certainty and assists with the implementation of wider environmental policies of the plan (such as the weight that can be afforded to the settlement boundaries identified) which helps to safeguard other, and arguably more sensitive parts of the Borough, from loss or harm as a result of inappropriate development.

Key Conclusions and Recommended Mitigation Measures

- 6.18 The policies of the Local Plan cover a range of issues with differing magnitudes of effect owing to the broad scope of the Plan and differing approaches taken to address them. The clear message from the Local Plan is that the plan should be read as a whole (alongside the wider development plan), with proposals subjected to all relevant policies. Applying this approach, the Local Plan will direct and influence proposals so that they achieve social, economic, and environmental net gains which are necessary in securing the delivery of sustainable development as defined by national planning policy.
- 6.19 Whilst some allocated sites are likely to result in some irreversible adverse effects for environmental objectives, their allocation is nevertheless necessary to fulfil the economic and social objectives of the plan, and without these the plan would not be sound in national planning policy terms. Allocated sites provide certainty as to how and where development needs will be met, enabling a plan-led approach consistent with national planning policy, and avoiding planning by appeal. Allocated sites help to safeguard other areas of the borough from inappropriate forms of development and enabling the effective implementation of directive policy such as settlement boundaries and open countryside. Allocated sites therefore play an environmental role too.
- 6.20 It is however important to ensure that effects of allocated sites on environmental objectives are minimised as far as possible in the aim of achieving environmental net gain in line with the NPPF. In some instances the recommended response is the adoption of a

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reduced site capacity and/or consolidation of site boundaries. This approach has only been adopted where this would achieve a meaningful, and positive difference to sustainability objectives, without undermining the requirement to meet the housing requirement in full.

- 6.21 Beyond this, recommendations have been made for the inclusion of site-specific policy requirements to address and provide effective mitigation solutions for environmental factors found to be adversely affected through this appraisal. The nature and extent of these measures will vary from site to site (as indicated within site specific appraisals), with measures themselves only likely to be known to their full extent at the planning application site. Specific policy requirements and recommendations for these will be updated with the evolution of the evidence base underpinning the Local Plan and following consultation on the draft Local Plan.
- 6.22 Planning obligations, conditions, and effective monitoring will be required to measure the mitigation measures implemented and their success, and whether there is need for alternative forms of intervention, or for a review of the approach of policy or the wider plan.

Monitoring

- 6.23 The Sustainability Appraisal is required to establish how the significant sustainability effects of the implementation of the Local Plan will be monitored. This is important helping to measure the success and appropriateness of policy, and to answer questions such as:
- Were the predictions of the Sustainability Appraisal accurate?
 - Do policies of the Local Plan have the desired effect on sustainability objectives?
 - Are mitigation measures performing?
 - Are there any adverse effects of policies? Are these within acceptable limits or capable of being remediated?
- 6.24 Monitoring should focus on:
- Effects that may give rise to irreversible damage, identifying such trends before damage occurs.
 - Effects with uncertainty in the SA, and where monitoring and/or new data would provide for a clearer answer helping to prevent and mitigate any adverse effects caused; and
 - Where there is the potential for effects to occur on sensitive environments.
- 6.25 Appendix 9 identifies a number of indicators that could be used to measure the sustainability effects of the Local Plan. These indicators largely reflect those currently used by the Council to monitor the policies of the Core Strategy (underlining the effectiveness of this approach) but also take into account national indicators and statistics which are relevant to the Local Plan and so have been updated where necessary.

Conclusions

- 6.26 As far as possible the Council produces an Authority Monitoring Report each year. This report presents updated data which could be used to monitor the effects of the Local Plan against a number of the sustainability objectives examined within this Sustainability Appraisal enabling the effects and success of the Local Plan to be reviewed and addressed where required.
- 6.27 Ultimately should monitoring indicate that policies of the plan fail to deliver expected results, or that broader circumstances, evidence, and national planning policy alter, specific actions (as set out in the policies of the Local Plan) will need to be taken by the Council to ensure that policies are effective in achieving outlined objectives and aims of the plan including responding to the 14 sustainability objectives assessed through this sustainability appraisal.

Next Steps

- 6.28 The Sustainability Appraisal will be made available for view and comment alongside the draft version of the Local Plan as part of the Regulation 18 consultation. Comments received during this consultation, will be considered in moving the Local Plan towards its publication. Comments made specifically about the Sustainability Appraisal, including the assessed baseline position, methodology and resources, and appraisal will also be considered with the Sustainability Appraisal updated where necessary.
- 6.29 A full account of the comments received during the Regulation 18 consultation and the Council's response, including any changes made, will be published through the Consultation Statement which will be issued as part of the wider publication of the Local Plan (Regulation 19 consultation). The statement, alongside the plan, and its supporting evidence base will then be submitted to the Secretary of State for the independent examination of the Local Plan.

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Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
International/European Plans and Programmes: International Treaties, Conventions, Agreements & Protocols		
The Paris Agreement (2016)		
Agreed by all UNFCCC signatory countries, the Paris Agreement will enter into force once ratified by signatories responsible for the equivalent of 55% of global greenhouse gas emissions. The Agreement's main aim is to keep a global temperature rise this century "well below" 2 degrees Celsius and to drive efforts to limit the temperature increase even further to 1.5 degrees Celsius above pre-industrial levels. Additionally, the agreement aims to strengthen climate change adaption efforts. The Paris Agreement entered into force on 4 November 2016.	<ul style="list-style-type: none"> No targets or indicators of direct relevance to the Local Plan The main climate change mitigation delivery mechanism is the submission of five yearly Nationally Determined Contributions (NDCs) by all signatories with a steadily increasing ambition in the long term. The UK's NDC has not yet been set however is likely to align with statutory carbon budgets required under the Climate Change Act (2008). 	<ul style="list-style-type: none"> The Local Plan should aim to reduce emissions and positively contribute to the delivery of a low carbon economy. Include greenhouse gas emissions reduction as a SA objective or sub objective and site appraisal criteria.
Glasgow Climate Pact (2021)		
Agreement reached at the 2021 United Nations Climate Change Conference (COP26). The pledged to reduce coal usage and re-visit emission reduction plans in order to keep the 1.5C Paris Agreement Target Achievable.	<ul style="list-style-type: none"> 140 countries have pledged net-zero emissions. More than 100 countries have committed to reverse deforestation. More than 40 countries have committed to move away from coal. Private companies have pledged to work towards 100% zero emission vehicle sales. 	<ul style="list-style-type: none"> The Local Plan should aim to reduce emissions and positively contribute to the delivery of a low carbon economy. Include greenhouse gas emissions reduction as a SA objective or sub objective and site appraisal criteria.
Aarhus Convention (1998)		
Established a number of rights of the public with regard to the environment. Local authorities should provide for: <ul style="list-style-type: none"> The right of everyone to receive environmental information The right to participate from an early stage in environmental decision making The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general. 	No measureable targets or indicators	<ul style="list-style-type: none"> The Local Plan should ensure that site allocations and policies take account of the Convention. Ensure that public are involved and consulted at all relevant stages of SA production.
Bern Convention (1979)		
The principal aims of the Convention are to ensure conservation and protection of wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species) listed in Appendix III. The	No measureable targets or indicators	<ul style="list-style-type: none"> Include SA objectives and site appraisal criteria to protect and enhance biodiversity, including sensitive habitats and protected species.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1,000 wild animal species.		
Ramsar Convention (1971)		
This treaty that provides the global framework for the conservation and wise use of wetlands and their resources.	No measureable targets or indicators	<ul style="list-style-type: none"> The SA framework should include objectives and site appraisal criteria to protect and enhance biodiversity.
UNESCO World Heritage Convention (1972)		
<p>Countries are required to:</p> <ul style="list-style-type: none"> Ensure that measures are taken for the protection, conservation and presentation of cultural and natural heritage Adopt a general policy that gives cultural and natural heritage a function in the life of the community <p>Integrate the protection of heritage into comprehensive planning programmes.</p>	<ul style="list-style-type: none"> Designation of UNESCO World Heritage Sites 	<ul style="list-style-type: none"> The SA Framework should include an objective on heritage and archaeological issues.
The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)		
The main purpose of the convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage and to foster closer European co-operation in defense of heritage. Recognition that conservation of heritage is a cultural purpose and integrated conservation of heritage is an important factor in the improvement of quality of life.	No measureable targets or indicators	<ul style="list-style-type: none"> The SA Framework should include an objective on the conservation and enhancement of heritage and decision making criteria on architectural heritage.
The European Convention on the Protection of Archaeological Heritage (Valetta Convention)		
Agreement that the conservation and enhancement of an archaeological heritage is one of the goals of urban and regional planning policy. It is concerned in particular with the need for co-operation between archaeologists and planners to ensure optimum conservation of archaeological heritage.	No measureable targets or indicators	<ul style="list-style-type: none"> The SA Framework should include an objective on the conservation and enhancement of heritage and decision making criteria on archaeological heritage.
World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)		
<p>The Brundtland Report is concerned with the world's economy and its environment. The objective is to provide an expanding and sustainable economy while protecting a sustainable environment. The Report was a call by the United Nations:</p> <ul style="list-style-type: none"> to propose long-term environmental strategies for achieving sustainable development by the year 2000 and beyond; 	The report issued a multitude of recommendations with the aim of attaining sustainable development and addressing the problems posed by a global economy that is intertwined with the environment. The Report does not contain specific targets or indicators relevant to the Local Plan due to its global focus.	<ul style="list-style-type: none"> The Brundtland Report provided the original definition of sustainable development. The accumulated effect of the SA objectives seek to achieve sustainable development.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> to strengthen co-operation among developing countries and between countries at different stages of economic and social development to achieve common and mutually supportive objectives which take account of the interrelationships between people, resources, environment and development; to consider ways and means by which the international community can deal more effectively with environment concerns; and to help define shared perceptions of long-term environmental issues and the appropriate efforts needed to deal successfully with the problems of protecting and enhancing the environment, a long term agenda for action during the coming decades, and aspirational goals for the world community. 		
The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)		
<p>Sustainable consumption and production patterns: Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; Reverse trend in loss of natural resources.</p> <p>Renewable Energy and Energy efficiency: Urgently and substantially increase [global] share of renewable energy.</p> <p>Significantly reduce rate of biodiversity loss by 2010.</p>	<p>No targets or indicators, however actions include:</p> <ul style="list-style-type: none"> Greater resource efficiency; Support business innovation and take-up of best practice in technology and management; Waste reduction and producer responsibility; and Sustainable consumer consumption and procurement. Create a level playing field for renewable energy and energy efficiency. New technology development Push on energy efficiency Low-carbon programmes Reduced impacts on biodiversity. 	<ul style="list-style-type: none"> The Local Plan can encourage greater efficiency of resources, insofar as national legislation and viability allows, and should ensure policy coverage of this action area. The Local Plan can encourage renewable energy and should ensure policy coverage of this action area. The Local Plan can protect and enhance biodiversity and should ensure policy coverage of this action area.
European Landscape Convention 2000 (became binding March 2007)		
<p>Convention outlined the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.</p>	<p>Specific measures include:</p> <ul style="list-style-type: none"> raising awareness of the value of landscapes among all sectors of society, and of society's role in shaping them; promoting landscape training and education among landscape specialists, other related professions, and in school and university courses; the identification and assessment of landscapes, and analysis of landscape change, with the active participation of stakeholders; setting objectives for landscape quality, with the involvement of the public; and 	<ul style="list-style-type: none"> SA objectives must consider the outcomes of the convention, which should feed into the Local Plan and associated documents.

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> the implementation of landscape policies, through the establishment of plans and practical programmes. 	
IPCC Sixth Assessment Climate Change Report (2022)		
Confirms that whilst the rate of annual global greenhouse gas emissions has slowed, the amount greenhouse gases in the atmosphere is at their highest in human history. Without immediate and deep emissions reductions across all sectors, limiting global warming to 1.5C is beyond reach. However there is increasing evidence of climate action. There is increasing opportunity to secure real cuts to greenhouse gas emissions subject to political will and implementation.	Having the right policies, infrastructure and technology to enable changes in lifestyles and behaviour can result in a 40-70% reduction in greenhouse gas emissions by 2050. This includes efforts to secure lower energy consumption through compact and walkable cities, using materials more efficiently, reusing and recycling products and minimising waste.	<ul style="list-style-type: none"> SA objective and local plan policies must support the ambition to lower greenhouse gas emissions in Pendle. This is achieved through multiple approaches which are linked including: <ul style="list-style-type: none"> Direction of development, land uses, and density. Development specification, including planning, technical design, materials, energy usage, and delivery Implementation as part of a comprehensive package which addresses wider factors such as the environment, flooding, biodiversity, walking and cycling connectivity.
European Plans and Programmes: European Union (EU) Directives, Strategies & Policy Packages as transposed into UK law.		
EU Directives on Environmental Impact Assessment (Codified Directive 2011/92/EU and Revised Directive 2014/52/EU)		
The Directive, as enacted in 1985, amended, codified in 2011 and revised in 2014, sets out procedural requirements for certain development proposals to undergo an Environmental Impact Assessment (EIA) before being granted consent through the town and country planning or other consenting regimes. The UK Government is obliged to transpose the Revised EIA Directive by May 2017.	No targets, however Annexes I and II of the directives specify the types of projects for which EIA is either mandatory or required at the discretion of Member States and must therefore be subject to EIA screening. Projects falling within the scope of the directive are likely to be proposed within the Borough of Pendle over the lifetime of the Local Plan.	<ul style="list-style-type: none"> Both the Local Plan and SA framework should recognise that certain development proposals require an EIA to be undertaken, resulting in the identification of any likely significant environmental effects and associated mitigation measures. Local Plan policies should allow the acceptability of any predicted likely significant effects identified through EIAs to be considered in the determination of planning applications. SA objectives and guide questions should take account of this.
Council Directive 91/271/EEC for Urban Waste-water Treatment		
Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors and concerns the collection, treatment and discharge of: <ul style="list-style-type: none"> Domestic waste water Mixture of waste water 	<p>The Directive includes specific requirements related to:</p> <ul style="list-style-type: none"> Collection and treatment of waste water standards for relevant population thresholds; Secondary treatment standards; 	<ul style="list-style-type: none"> SA Objectives should include priorities to minimise adverse effects on ground and/or surface water.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Waste water from certain industrial sectors 	<ul style="list-style-type: none"> A requirement for pre-authorisation of all discharges of urban wastewater; and Monitoring of the performance of treatment plants and receiving waters and Controls of sewage sludge disposal and re-use, and treated waste water re-use 	
European Commission (EC) (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21)		
<p>This flagship initiative aims to create a framework for policies to support the shift towards a resource-efficient and low-carbon economy which will help to:</p> <ul style="list-style-type: none"> Boost economic performance while reducing resource use; Identify and create new opportunities for economic growth and greater innovation and boost the EU's competitiveness; Ensure security of supply of essential resources; and Fight against climate change and limit the environmental impacts of resource use. 	<p>Each Member State has a target calculated according to the share of energy from renewable sources in its gross final consumption for 2020. The UK is required to source 15 per cent of energy needs from renewable sources, including biomass, hydro, wind and solar power by 2020.</p> <p>From 1 January 2017, biofuels and bioliquids share in emissions savings should be increased to 50 per cent.</p>	<ul style="list-style-type: none"> The Local Plan policies should take into account the objectives of the Flagship Initiative. The SA assessment framework should include objectives, indicators and targets that relate to resource use.
European Union (EU) Nitrates Directive (91/676/EEC)		
<p>This Directive has the objective of:</p> <ul style="list-style-type: none"> reducing water pollution caused or induced by nitrates from agricultural sources; and preventing further such pollution. 	<p>Provides for the identification of vulnerable areas.</p>	<ul style="list-style-type: none"> Local Plan should consider impacts of development upon any identified nitrate sensitive areas where such development falls to be considered within its scope. Policies should consider objective to promote environmentally sensitive agricultural practices.
EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments		
<p>Directive seeks to conserve natural habitats. Conservation of natural habitats requires member states to identify special areas of conservation and to maintain, where necessary landscape features of importance to wildlife and flora.</p> <p>The amendments in 2007:</p> <ul style="list-style-type: none"> simplify the species protection regime to better reflect the Habitats Directive; provide a clear legal basis for surveillance and monitoring of European protected species (EPS); toughen the regime on trading EPS that are not native to the UK; ensure that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit. 	<p>There are no formal targets or indicators.</p>	<ul style="list-style-type: none"> Local Plan policies should seek to protect European sites and habitats and be consistent with the requirements of the Habitats Directive as they apply to plans. SA Framework Objectives should include priorities for the protection of designated ecological sites and features.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
EU Packaging and Packaging Waste Directive (94/62/EC)		
<p>This Directive aims to harmonize national measures concerning the management of packaging and packaging waste in order, on the one hand, to prevent any impact thereof on the environment of all Member States as well as of third countries or to reduce such impact, thus providing a high level of environmental protection, and, on the other hand, to ensure the functioning of the internal market and to avoid obstacles to trade and distortion and restriction of competition within the Community.</p> <p>To this end this Directive lays down measures aimed, as a first priority, at preventing the production of packaging waste and, as additional fundamental principles, at reusing packaging, at recycling and other forms of recovering packaging waste and, hence, at reducing the final disposal of such waste.</p>	<p>No later than five years from the date by which this Directive must be implemented in national law (1996), between 50 % as a minimum and 65 % as a maximum by weight of the packaging waste will be recovered.</p> <p>Within this general target, and with the same time limit, between 25 % as a minimum and 45 % as a maximum by weight of the totality of packaging materials contained in packaging waste will be recycled with a minimum of 15 % by weight for each packaging material.</p>	<ul style="list-style-type: none"> The Local Plan can play an important role in controlling or providing a basis for better waste management. These targets are incorporated in national legislation – so Local Plan must adhere to them as appropriate.
EU Drinking Water Directive (98/83/EC)		
Provides for the quality of drinking water.	Standards are legally binding.	<ul style="list-style-type: none"> Local Plan should recognise that development can impact upon water quality and include policies to protect the resources. SA Framework should consider objectives relating to water quality
EU Directive on the Landfill of Waste (99/31/EC)		
Sets out requirements to ensuring that where landfilling takes place the environmental impacts are understood and mitigated against.	By 2006 biodegradable municipal waste going to landfills must be reduced to 75% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available.	<ul style="list-style-type: none"> Local Plan should take into consideration landfilling with respect to environmental factors. SA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU Water Framework Directive (2000/60/EC)		
<p>Establishes a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which:</p> <ul style="list-style-type: none"> Prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems; Promotes sustainable water use based on a long-term protection of available water resources; Aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances; 	The achievement of “good status” for chemical and biological river quality. Production of River Basin Management Plans.	<ul style="list-style-type: none"> The Local policies should consider how the water environment can be protected and enhanced. This will come about through reducing pollution and abstraction. SA Framework should considers effects upon water quality and resource. Protection and enhancement of water courses can be can also come about through physical modification. Spatial planning will need to consider whether watercourse enhancement can be achieved through working with developers.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and Contributes to mitigating the effects of floods and droughts. 		
EU 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)		
<p>The SEA Directive applies to a wide range of public plans and programmes (e.g. on land use, transport, energy, waste, agriculture, etc).</p> <p>Plans and programmes in the sense of the SEA Directive must be prepared or adopted by an authority (at national, regional or local level) and be required by legislative, regulatory or administrative provisions.</p> <p>An SEA is mandatory for plans/programmes which are:</p> <ul style="list-style-type: none"> prepared for agriculture, forestry, fisheries, energy, industry, transport, waste/ water management, telecommunications, tourism, town & country planning or land use and which set the framework for future development consent of projects listed in the EIA Directive. <p>OR</p> <ul style="list-style-type: none"> have been determined to require an assessment under the Habitats Directive. <p>The SEA procedure can be summarised as follows: an environmental report is prepared in which the likely significant effects on the environment and the reasonable alternatives of the proposed plan or programme are identified. The public and the environmental authorities are informed and consulted on the draft plan or programme and the environmental report prepared. As regards plans and programmes which are likely to have significant effects on the environment in another Member State, the Member State in whose territory the plan or programme is being prepared must consult the other Member State(s). On this issue the SEA Directive follows the general approach taken by the SEA Protocol to the UNECE Convention on Environmental Impact Assessment in a Transboundary Context.</p> <p>The environmental report and the results of the consultations are taken into account before adoption. Once the plan or programme is adopted, the environmental authorities and the public are informed and relevant information is made available to them. In order to identify unforeseen adverse effects at an early stage, significant environmental effects of the plan or programme are to be monitored</p>	Directive contains no formal targets.	<ul style="list-style-type: none"> Directive sets the basis for SEA as a whole and therefore indirectly covers all objectives.
EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings		
<p>The European Union Energy Performance of Buildings Directive was published in the Official Journal on the 4th January 2003. The overall objective of the Directive is to <i>promote the improvement of energy performance of buildings within the Community taking into account outdoor climate and local conditions as well as indoor climate requirements and cost effectiveness.</i></p>	It aims to reduce the energy consumption of buildings by improving efficiency across the EU through the application of minimum requirements and energy use certification.	<ul style="list-style-type: none"> The Directive will help manage energy demand and thus reduce consumption. As a result it should help reduce greenhouse gas emissions, and ensure future energy security.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The Directive highlights how the residential and tertiary sectors, the majority of which are based in buildings, accounts for 40% of EU energy consumption.		
EU Environmental Noise Directive (Directive 2002/49/EC)		
<p>The underlying principles of the Directive are similar to those underpinning other overarching environment policies (such as air or waste), i.e.:</p> <ul style="list-style-type: none"> Monitoring the environmental problem; by requiring competent authorities in Member States to draw up "strategic noise maps" for major roads, railways, airports and agglomerations, using harmonised noise indicators Lden (day-evening-night equivalent level) and Lnight (night equivalent level). These maps will be used to assess the number of people annoyed and sleep-disturbed respectively throughout Europe; Informing and consulting the public about noise exposure, its effects, and the measures considered to address noise, in line with the principles of the Aarhus Convention; Addressing local noise issues by requiring competent authorities to draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good. The directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities; <p>Developing a long-term EU strategy, which includes objectives to reduce the number of people affected by noise in the longer term, and provides a framework for developing existing Community policy on noise reduction from source. With this respect, the Commission has made a declaration concerning the provisions laid down in Article 1.2 with regard to the preparation of legislation relating to sources of noise.</p>	<ul style="list-style-type: none"> No targets or indicators, leaving issues at the discretion of the competent authorities. 	<ul style="list-style-type: none"> The Local Plan will need to have regard to the requirements of the Environmental Noise Directive. The SA framework should include for the protection against excessive noise.
EU Bathing Waters Directive 2006/7/EC		
<p>Sets standards for the quality of bathing waters in terms of:</p> <ul style="list-style-type: none"> the physical, chemical and microbiological parameters; the mandatory limit values and indicative values for such parameters; and the minimum sampling frequency and method of analysis or inspection of such water. 	Standards are legally binding.	<ul style="list-style-type: none"> Local Plan should recognise that development can impact upon water quality and include policies to protect the resources. SA Framework should consider objectives relating to water quality
EU (2006) European Employment Strategy		
Seeks to engender full employment, quality of work and increased productivity as well as the promotion of inclusion by addressing disparities in access to labour markets.	No formal targets.	<ul style="list-style-type: none"> The Local Plan should deliver policies which support these aims The SA assessment framework should assess employment levels, quality of work and social inclusion

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
EU (2006) Renewed EU Sustainable Development Strategy		
<p>In June 2001, the first European sustainable development strategy was agreed by EU Heads of State. The Strategy sets out how the EU can meet the needs of present generations without compromising the ability of future generations to meet their needs. The Strategy proposes headline objectives and lists seven key challenges:</p> <ul style="list-style-type: none"> • Climate change and clean energy; • Sustainable transport; • Sustainable consumption and production; • Conservation and management of natural resources; • Public health; • Social inclusion, demography and migration; and • Global poverty. 	<p>The overall objectives in the Strategy are to:</p> <ul style="list-style-type: none"> • Safeguard the earth's capacity to support life in all its diversity, respect the limits of the planet's natural resources and ensure a high level of protection and improvement of the quality of the environment. Prevent and reduce environmental pollution and promote sustainable consumption and production to break the link between economic growth and environmental degradation; • Promote a democratic, socially inclusive, cohesive, healthy, safe and just society with respect for fundamental rights and cultural diversity that creates equal opportunities and combats discrimination in all its forms; • Promote a prosperous, innovative, knowledge-rich, competitive and eco-efficient economy which provides high living standards and full and high-quality employment throughout the European Union and • Encourage the establishment and defend the stability of democratic institutions across the world, based on peace, security and freedom. Actively promote sustainable development worldwide and ensure that the European Union's internal and external policies are consistent with global sustainable development and its international commitments. 	<ul style="list-style-type: none"> • The Local Plan should aim to create a pattern of development consistent with the objectives of the Strategy and in turn promote sustainable development.
EU Floods Directive 2007/60/EC		
<p>Aims to provide a consistent approach to managing flood risk across Europe.</p>	<p>The approach is based on a 6 year cycle of planning which includes the publication of Preliminary Flood Risk Assessments, hazard and risk maps and flood risk management plans. The Directive is transposed into English law by the Flood Risk Regulations 2009.</p>	<ul style="list-style-type: none"> • Local Plan should recognise that development can impact vulnerability to flooding and increase risk due to climate change. • SA Framework should considers objectives relating to flood risk.
EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)		
<p>New Directive provided that most of existing legislation be merged into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives.</p> <p>Relevant objectives include:</p>	<ul style="list-style-type: none"> • No targets or indicators. • Includes thresholds for pollutants. 	<ul style="list-style-type: none"> • Local Plan policies should consider the maintenance of good air quality and the measures that can be taken to improve it through, for example, an encouragement to reduce vehicle movements.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Maintain ambient air quality where it is good and improve it in other cases; and Maintain ambient-air quality where it is good and improve it in other cases with respect to sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead. 		<ul style="list-style-type: none"> SA Framework should include objectives relating to air quality.
EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)		
<p>Seeks to prevent and to reduce the production of waste and its impacts. Where necessary waste should be disposed of without creating environmental problems.</p> <p>Seeks to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.</p>	<p>Promotes the development of clean technology to process waste, promoting recycling and re-use.</p> <p>The Directive contains a range of provision including:</p> <ul style="list-style-type: none"> The setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors – including by 2015 separate collection for at least paper, metal, plastic and glass. Household waste recycling target – the preparing for re-use and the recycling of waste materials such as at least paper, metal, plastic and glass from households and possibly other origins as far as these waste streams are similar to waste from households, must be increased to a minimum of 50% by weight by 2020. Construction and demolition waste recovery target – the preparing for re-use, recycling and other material recovery of non-hazardous construction and demolition waste must be increased to a minimum of 70% by weight by 2020. 	<ul style="list-style-type: none"> Local Plan policies should seek to minimise waste, and the environmental effects caused by it. Policies should promote recycling and re-use. SA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU Directive on the Conservation of Wild Birds (09/147/EC) (codified version of Council Directive 79/409/EEC as amended)		
<p>Identifies 181 endangered species and sub-species for which the Member States are required to designate Special Protection Areas.</p> <p>Makes it a legal requirement that EU countries make provision for the protection of birds. This includes the selection and designation of Special Protection Areas.</p>	<p>Target Actions include:</p> <ul style="list-style-type: none"> Creation of protected areas; Upkeep and management; and Re-establishment of destroyed biotopes. 	<ul style="list-style-type: none"> Local Plan should include policies to protect and enhance wild bird populations, including the protection of SPAs. SA Framework should consider objectives to protect and enhance biodiversity including wild birds.
EU Renewable Energy Directive (2009/28/EC)		
<p>This Directive establishes a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. It encourages energy efficiency, energy consumption from renewable sources and the improvement of energy supply</p>	<p>Each Member State must achieve a 10% minimum target for the share of energy from renewable sources by 2020; however the UK must achieve a 15% target.</p>	<ul style="list-style-type: none"> The Local Plan should contribute towards increasing the proportion of energy from renewable energy sources where appropriate

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
		<ul style="list-style-type: none"> The SA framework should include an objective considering the generation and use of energy from renewable sources
EU (2011) EU Biodiversity Strategy to 2020 – towards implementation		
<p>The European Commission has adopted an ambitious new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020.</p> <p>The strategy provides a framework for action over the next decade and covers the following key areas:</p> <ul style="list-style-type: none"> Conserving and restoring nature; Maintaining and enhancing ecosystems and their services; Ensuring the sustainability of agriculture, forestry and fisheries; Combating invasive alien species; Addressing the global biodiversity crisis. 	<p>There are six main targets, and 20 actions to help Europe reach its goal. The six targets cover:</p> <ol style="list-style-type: none"> 1. Full implementation of EU nature legislation to protect biodiversity 2. Better protection for ecosystems, and more use of green infrastructure 3. More sustainable agriculture and forestry 4. Better management of fish stocks 5. Tighter controls on invasive alien species 6. A bigger EU contribution to averting global biodiversity loss 	<ul style="list-style-type: none"> The Local Plan should seek to protect and enhance biodiversity.
EU 2020 Climate & Energy Policy Package (European Commission, 2008)		
<p>The 2020 package is a set of binding legislation to ensure the EU meets its climate and energy targets for the year 2020.</p>	<p>The package sets three key targets to be achieved by 2020:</p> <ul style="list-style-type: none"> 20% cut in greenhouse gas emissions (from 1990 levels) 20% of EU energy from renewables 20% improvement in energy efficiency 	<ul style="list-style-type: none"> The Local Plan should contribute towards greater energy efficiency and increasing the proportion of energy from renewable energy sources where appropriate. The SA assessment framework should include consideration of energy efficiency and renewable energy generation.
EU 2030 Framework for Climate and Energy Policies (European Commission, 2014)		
<p>The 2030 framework updates the 2020 EU Climate & Energy Package to set new, more ambitious climate and energy targets for the year 2030.</p>	<p>The headline commitments in the framework are:</p> <ul style="list-style-type: none"> A binding EU target of at least 40% domestic reduction in greenhouse gas emissions by 2030 compared to 1990 (i.e. without the use of international carbon trading); A binding EU target of at least 27% of all energy consumed to come from renewable energy consumed in 2030; and An indicative target at the EU level of at least 27% improvement in energy efficiency. 	<ul style="list-style-type: none"> The Local Plan should contribute towards greater energy efficiency and increasing the proportion of energy from renewable energy sources where appropriate. The SA assessment framework should include consideration of energy efficiency and renewable energy generation.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> These new commitments are intended to dovetail with the existing EU 2020 Climate & Energy Package detailed above. 	
The European Union Directive 2010/75/EU – the Industrial Emissions Directive		
This Directive is the main EU instrument regulating pollutant emissions from industrial installations, and it amends the Waste Incineration Directive accordingly. The Directive prescribes emission limit values for certain industrial processes/plants including waste incineration, requires other emissions limit values to be based on Best Available Techniques (BAT), and introduces detailed technical and consultation requirements for permitting processes.	The Directive sets emission limit values for substances that are harmful to air or water.	<ul style="list-style-type: none"> Whilst industrial emissions are regulated through separate environmental permitting processes, to ensure that policies and site allocations regarding industrial development accord with this directive the SA framework should include objectives and site appraisal criteria to reduce to an acceptable level and/or avoid air and water pollution.
'Closing the loop - An EU Action Plan for the Circular Economy' policy package (European Commission, 2015)		
This document sets out actions to implement the European Commission's long term vision of significantly reducing waste landfilling and increasing recycling.	This Action Plan identifies a need to increase the deployment Energy from Waste facilities in order to recover value from non-recyclable materials and avoid landfilling.	<ul style="list-style-type: none"> Local Plan policies should seek to minimise waste, and the environmental effects caused by it. Policies should promote recycling and re-use. SA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU Seventh Environmental Action Plan (covers up to 2020)		
<p>The EU's objectives in implementing the programme are:</p> <ul style="list-style-type: none"> to protect, conserve and enhance the Union's natural capital; to turn the Union into a resource efficient, green and competitive low carbon economy; to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing; to maximise the benefits of the Union's environment legislation; to improve the evidence base for environment policy; to secure investment for environment and climate policy and get the prices right; to improve environmental integration and policy coherence; to enhance the sustainability of the Union's cities; to increase the Union's effectiveness in confronting regional and global environmental challenges 	No targets or indicators.	<ul style="list-style-type: none"> The SA framework should include objectives and site appraisal criteria to protect and enhance the natural environment, improve health outcomes, address climate change mitigation and adaptation, and promote energy efficiency. The ability of the plan to contribute to these objectives is tempered by the fact that Lancashire County Council is responsible for planning for waste.
National Plans and Programmes: UK Legislation		
HM Government (1979) Ancient Monuments and Archaeological Areas Act		

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>This is the main legislation concerning archaeology in the UK. This Act, building on legislation dating back to 1882, provides for nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments. Section 61(12) defines sites that warrant protection due to their being of national importance as 'ancient monuments'. These can be either Scheduled Ancient Monuments or "<i>any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it</i>".</p>	<p>There are no specific targets or indicators of relevance.</p>	<p>The SA Framework should aim to:</p> <ul style="list-style-type: none"> • Include objectives relating to the protection of the historic environment.
The Wildlife and Countryside Act 1981 (JNCC, 1981)		
<p>The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs)</p>	<p>Under this Act, Natural England has responsibility for identifying and protecting SSSIs in England.</p>	<ul style="list-style-type: none"> • Develop policies that identify and continue the protection of the SSSI within the Borough. <p>Consider targets that require 95% of SSSI's within region to be of a favourable condition.</p>
HM Government (1990) Planning (Listed Building and Conservation Areas) Act 1990		
<p>The Act requires Local Authorities 'in granting planning permission for development which affects a listed building or its setting, ... (to have) special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.</p> <p>The equivalent duty for conservation areas (section 66 (2)) is that 'in the exercise, with respect to any buildings or other land in a conservation area, of any (planning) functions ... special attention shall be paid to the desirability of preserving and enhancing the character or appearance of that area'.</p>	<p>There are no specific targets or indicators of relevance.</p>	<ul style="list-style-type: none"> • The SA Framework should include an objective/guide questions relating to the protection of the historic environment.
HM Government (2000) Countryside and Rights of Way Act 2000		
<p>This Act:</p> <ul style="list-style-type: none"> • gives people greater freedom to explore open country on foot; • creates a duty for Highway Authorities and National Park Authorities to establish Local Access Forums; 	<p>Act seeks to protect sites of landscape and wildlife importance.</p>	<ul style="list-style-type: none"> • SA objectives should seek to protect areas of landscape and wildlife importance including the AONB.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> provides a cut-off date of 1 January 2026 for the recording of certain rights of way on definitive maps and the extinguishment of those not so recorded by that date; offers greater protection to wildlife and natural features, better protection for Sites of Special Scientific Interest (SSSIs) and more effective enforcement of wildlife legislation; and protects Areas of Outstanding Natural Beauty with legislation similar to that for National Parks. 		
HM Government (2008) The Climate Change Act 2008		
<p>This Act aims:</p> <ul style="list-style-type: none"> to improve carbon management and help the transition towards a low carbon economy in the UK; and to demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions. 	<p>The Act sets:</p> <ul style="list-style-type: none"> Legally binding targets - Greenhouse gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO₂ emissions of at least 26% by 2020, against a 1990 baseline. <p>Further the Act provides for a carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set out our trajectory to 2050.</p>	<ul style="list-style-type: none"> Act sets out a clear precedent for the UK to lead in responding to the threats posed by climate change. The Local Plan and associated documents must ensure that greenhouse gases are reduced or minimised and that energy use comes increasingly from renewable sources. The SA Framework should include objectives which seek to increase energy efficiency, minimise resource use, reduce greenhouse gas emissions and increase renewable energy generation, having regard to the limitations placed by national policy following the Housing Standards Review.
HM Government (2010) The Conservation of Habitats and Species Regulations 2010		
<p>This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.</p>	<p>The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.</p>	<ul style="list-style-type: none"> The SA Framework should include objectives which seek to conserve the natural environment.
HM Government (2010) Flood and Water Management Act 2010		
<p>The Flood and Water Management Act 2010 makes provisions about water, including provision about the management of risks in connection with flooding and coastal erosion.</p>	<p>Provisions of the Act related to water resources, include:</p> <ul style="list-style-type: none"> To widen the list of uses of water that water companies can control during periods of water shortage, and enable Government to add to and remove uses from the list. To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to sewers and providing for unitary and county councils to adopt SUDS for new developments and redevelopments. To reduce 'bad debt' in the water industry by amending the Water Industry Act 1991 to provide a named customer and clarify who is responsible for paying the water bill. 	<ul style="list-style-type: none"> The SA framework should include objectives and site appraisal criteria which seek to reduce flood risk and manage flooding sustainably.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	To make it easier for water and sewerage companies to develop and implement social tariffs where companies consider there is a good cause to do so, and in light of guidance that will be issued by the Secretary of State following a full public consultation.	
HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013		
The Community Infrastructure Level (CIL) is a charge which may be applied to new developments by local authorities. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.	No key targets.	<ul style="list-style-type: none"> Pendle Borough Council do not currently plan to introduce CIL. The SA should make some reference to how proposed development will improve the social, economic and environmental issues that exist in areas that will accommodate housing.
HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006		
<p>The Act:</p> <ul style="list-style-type: none"> makes provision about bodies concerned with the natural environment and rural communities; makes provision in connection with wildlife, sites of special scientific interest, National Parks and the Broads; amends the law relating to rights of way; makes provision as to the Inland Waterways Amenity Advisory Council; and provides for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes. 	Act contains no formal targets.	<ul style="list-style-type: none"> SA objectives must consider the importance of conserving biodiversity and landscape features as set out in the Act.
The Localism Act 2011		
This act places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Whilst not subject specific, the duty to co-operate would affect the approach taken to addressing a range of potential social, economic and environmental cross boundary issues.	There are no specific targets or indicators of relevance.	<ul style="list-style-type: none"> The Local Plan must demonstrate how the local planning authority has complied with the duty to co-operate. The SA should include consideration of potential cross-boundary effects of policies and allocations. The Local Plan should contain policies to protect existing community facilities and encourage the

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The act also requires local authorities to maintain a list of assets of community value which, in the event of a sale or change of ownership, local communities are given time to bid for the property on the open market.		<p>development of new facilities in appropriate locations, recognising that the provision of the Localism Act may be engaged.</p> <ul style="list-style-type: none"> The SA should include objectives or guide questions relating to community participation.
Clean Neighbourhoods and Environment Act 2005.		
This act aims to control nuisance from artificial light emissions. Section 79(1)(fb) of the Act prescribes that artificial lighting emitted from premises can constitute a statutory nuisance if it unreasonably effects a person's enjoyment of their home.	No formal targets identified,	<ul style="list-style-type: none"> The Local Plan should include policies to ensure that development does not result in unacceptable adverse effects on residential or other amenity, including from artificial light emissions. The SA should include an objective regarding the protection and enhancement of amenity.
Deregulation Act 2015		
This Act provides for the removal or reduction of burdens on businesses, civil society, individuals, and public sector bodies. These include measures relating to the use of land, housing and development, transport, communications and the environment. The Act also provides for a duty on those exercising specified regulatory functions to have regard to the desirability of promoting economic growth.	<p>The Act does not set targets, but by amending and repealing legislative provisions it has following relevant implications:</p> <ul style="list-style-type: none"> Removes the ability of local planning authorities to set higher standards of energy efficiency (in Local Plans) than required by building regulations Repeal of duty to prepare sustainable community strategy (Section 4 of the Local Government Act 2000) Repeal of Local Area Agreements (LAA's) 	<ul style="list-style-type: none"> The Local Plan and SA framework should reflect the changes brought into force through the Act.
Self-Build and Custom Build Act 2015		
Section 1 of Act requires the Council to maintain a register of those seeking to acquire serviced plots in the area for their own self-build and custom housing building. There is also a duty under sections 2 and 2A of the Act to have regard to this register and to give enough suitable development permissions to meet the identified demand.	No specific targets identified.	<ul style="list-style-type: none"> The Local Plan and SA framework should reflect the changes brought into force through the Act.
Sporting Future: A New Strategy for an Active Nation 2015		
<p>This strategy sets out the Government's focus on five key outcomes:</p> <ul style="list-style-type: none"> physical wellbeing, mental wellbeing, individual development, 	The Strategy includes a number of Key Performance Indicators (KPIs) relevant to health and wellbeing for each strategy outcome.	<ul style="list-style-type: none"> The SA Framework should include an SA Objective/guide questions related to supporting the health and wellbeing of Pendle's communities.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> social and community development and economic development. <p>It states that funding decisions will be made on the basis of the outcomes that sport and physical activity can deliver.</p>		
Housing and Planning Act 2016		
<p>This Act puts in place measures to support the delivery of the Government's commitments as published in the Conservative Party manifesto (2015) and the productivity plan <i>Fixing the foundations: Creating a more prosperous nation</i>. Through this Act, the Government aims to take forward proposals to build more homes that people can afford, give more people the chance to own their own home, and to improve the way housing is managed.</p> <p>The Act requires all planning authorities in England to promote the supply of starter homes when carrying out relevant planning functions, including the preparation of local plans. The Act also enables permission in principle to be granted for housing-led development on sites chosen and allocated by local authorities, parish and neighbourhood groups in a qualifying document, which includes Local Plans.</p>	<p>Act contains no formal targets.</p>	<ul style="list-style-type: none"> The Local Plan and SA framework should reflect the act by including consideration of starter homes and the granting of planning permission in principle for housing led development on allocated sites.
Environment Act 2021		
<p>The Environment Act aims to improve air and water quality, tackle waste, improve biodiversity and make other environmental improvements. To achieve this, the Environment Act will set statutory targets for the recovery of nature, including the requirement to reverse the decline in species abundance by the end of the 2030. The Act helps to implement the aims of the 25 Year Environment Improvement Plan. The Act includes five Environmental Principles (integration, prevention, rectification at sources, polluter pays and precautionary). It confirms a new Office for Environmental Protection whom will oversee the implementation of the Act.</p>	<p>New statutory targets will be introduced in relation to Air Quality, Biodiversity, Water and Waste reduction and resource efficiency.</p> <p>A target to halt the decline of nature by 2030.</p> <p>Producer responsibility to pay 100% of cost of disposal of products.</p> <p>Ensure that developments will deliver at least 10% increase in biodiversity.</p>	<ul style="list-style-type: none"> The Local Plan must ensure that BNG requirements are complied with locally. The Local Plan should include a target which reflects the commitment to reverse the decline in nature by 2030. This should be supported by wider policies objectives. The SA Framework should include objectives which are responsive to the principles of the Environment Act including its established targets. Further monitoring is required to ensure that future targets connected to the Environment Act 2021 are adhered to through policy.
National Plans and Programmes: UK Strategies, Plans & Papers		
Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future		
<p>Report sets the following objectives:</p> <ul style="list-style-type: none"> public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies; 	<p>No key targets.</p>	<ul style="list-style-type: none"> Local Plan policies should encourage the historic environment to be utilised as both a learning resource and an economic asset, where

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> the full potential of the historic environment as a learning resource is realised; the historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage; the historic environment is protected and sustained for the benefit of our own and future generations; and the historic environment's importance as an economic asset is skilfully harnessed. 		appropriate, whilst ensuring it is sustained for future generations.
DCMS (2007) Heritage Protection for the 21st Century - White Paper		
<p>The Consultation Paper has three core principles:</p> <ul style="list-style-type: none"> Developing a unified approach to the historic environment; Maximising opportunities for inclusion and involvement; and Supporting sustainable communities by putting the historic environment at the heart of an effective planning system. 	No formal targets, but a number of measures/recommendations.	<ul style="list-style-type: none"> The SA Framework should include objectives which take into account the White Paper's principles.
DCMS (2008) Play Strategy for England		
<p>Strategy aims that:</p> <ul style="list-style-type: none"> In every residential area there are a variety of supervised and unsupervised places for play, free of charge; Local neighbourhoods are, and feel like, safe, interesting places to play; Routes to children's play space are safe and accessible for all children and young people; Parks and open spaces are attractive and welcoming to children and young people, and are well maintained and well used; Children and young people have a clear stake in public space and their play is accepted by their neighbours; Children and young people play in a way that respects other people and property; Children and young people and their families take an active role in the development of local play spaces; and Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community. 	Every local authority will receive at least £1 million in funding, to be targeted on the children most in need of improved play opportunities.	<ul style="list-style-type: none"> SA Objectives should seek to promote sport and physical activity and promote healthy lifestyles.
DCLG (2011) Planning for Schools Development		

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards.</p> <p>It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations.</p>	There are no specific targets or indicators of relevance.	<ul style="list-style-type: none"> SA Framework should include a guide question relating to schools.
DCLG (2011) Laying the Foundations: A Housing Strategy for England		
This strategy aims to provide support to deliver new homes and improve social mobility.	No specific indicators or targets.	<ul style="list-style-type: none"> The Local Plan will need to include site allocations to provide an appropriate supply of new homes, i.e. to meet the housing land requirement and ensure that a five year land supply is maintained at all times. The SA framework should include a SA objective or sub objective assessing whether the policies and site allocations can meet housing needs.
MHCLG National Planning Policy Framework 2021		
<p>MHCLG National Planning Policy Framework 2021</p> <ul style="list-style-type: none"> Sets out the Government's Policies for Planning in England. Is Material for both plan making and decision making in England. Confirms the Tests of Soundness required to be confirmed before a Local Plan is adopted as part of the Statutory Development Plan. 	<p>The NPPF confirms that the purpose of the planning system is to achieve sustainable development. This is achieved through three overarching mutually objectives with net gains sought for each; Social, Economic and Environmental objectives. To pursue sustainable development in a positive way, there is a presumption in favour of sustainable development which is at the heart of the NPPF and is to be applied through both plan making and decision taking.</p> <p>The NPPF is supported by National Planning Practice Guidance which expands upon and provides additional guidance in respect of national planning policy.</p>	<ul style="list-style-type: none"> The SA Framework should include objectives covering aspects of sustainable development. The NPPF must be taken into account through the plan preparation process.
NPPF – Biodiversity, Geodiversity & Soil	<p>The NPPF confirms that the planning system should contribute and enhance the natural and local environment by;</p> <ul style="list-style-type: none"> Protecting and enhancing valued landscapes, geological conservation interests and soils; 	<ul style="list-style-type: none"> SA Framework should include objectives which seek to protect geological sites and improve biodiversity.

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> • Recognising the intrinsic character and beauty of the countryside, the wider benefits from natural capital and ecosystem services; • Minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures; • Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. 	
NPPF – Landscape	Plans and decisions should encourage effective use of brownfield sites and take into account the economic benefits of agricultural land when assessing development, seeking to utilise areas of poorer quality land.	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets.

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<p>The planning system should contribute and enhance the natural and local environment by;</p> <ul style="list-style-type: none"> • Protecting and enhancing valued landscapes, geological conservation interests and soils; • Recognising the intrinsic character and beauty of the countryside, the wider benefits from natural capital and ecosystem services; • Minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures; • Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; • Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. <p>Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.</p> <p>Plans and decisions should encourage effective use of brownfield sites and take into account the economic benefits of agricultural land when assessing development, seeking to utilise areas of poorer quality land.</p> <p>Local planning authorities should plan positively for creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Planning and decision making should occur at a landscape scale across local authority boundaries and assess noise, air and light pollution, considering cumulative impacts. Local planning authorities should protect and enhance biodiversity specifically regarding priority species/habitats, protected sites and potential/proposed/possible protected sites.</p>	

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF – Cultural Environment	<p>Local planning authorities are required to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. Proposals that preserve the setting, reveal the significance of the asset or make a positive contribution should be treated favourably.</p>	<ul style="list-style-type: none"> SA Framework should include objective/guide questions which seek to conserve and enhance historic assets, including those at risk, consistent with policy set out in the National Planning Policy Framework.
NPPF – Water	<p>The planning system should contribute to and enhance the natural and local environment by: preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.</p> <p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.</p> <p>Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans</p>	<ul style="list-style-type: none"> SA Framework should include objectives which aim to maintain quality of water and reduce the risk of flooding.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<p>should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"> • applying the Sequential Test; • if necessary, applying the Exception Test; • safeguarding land from development that is required for current and future flood management; • using opportunities offered by new development to reduce the causes and impacts of flooding; and • where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations. 	
NPPF – Climate Change	<p>Plans should take a proactive approach to mitigating and adapting to the effects of climate change taking into account long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. To respond to this new development should avoid increased vulnerability to the impacts of climate change, and help reduce greenhouse gas emissions. The NPPF also supports low carbon future by helping to increase the use of renewable and low carbon sources.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to reduce the causes and impacts of climate change. • SA Framework should include objectives which seek to ensure the prudent use of natural resources and the sustainable management of existing resources.
NPPF – Air Quality	<p>Sets out that planning policies should sustain compliance with and contribute towards relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to improve air quality.

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF – Minerals and Waste	Policy guidance suggests the need to: Identify policies for existing and new sites of national importance, define Mineral Safeguarding Areas so that locations of mineral sources are not sterilised by other developments, safeguard existing and planned mineral infrastructure (rail links, wharfage, storage, processing etc.), environmental criteria to ensure there is not an unacceptable environmental impact and policies for reclaiming land and site aftercare.	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to reduce the quantity of minerals extracted and imported. • SA Framework should include objectives which seek to reduce the generation and disposal of waste and for its sustainable management. • The role of the Borough Council in achieving these objectives is limited by the fact that it is not responsible for minerals and waste planning.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>NPPF – Economy</p>	<p>Confirms the need for policies and decisions to help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both the local business needs and wider opportunities for development. Economic growth in rural areas should be supported to create jobs and sustainable new developments, including expansion of all types of businesses, diversification of agriculture, supporting tourism and retention of local services.</p> <p>In drawing up local plans, local authorities should;</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; • Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; • Seek to address potential barriers to investment. • Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices. <p>Planning policies and decisions should recognise and address the specific locational requirements of different sectors. Including making provision for clusters or networks of knowledge and data-driven, creative or high tech industries, and for storage and distribution operations at varying scales and in suitably accessible locations.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which seek for the Borough to achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.

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<p>NPPF – Housing</p>	<p>To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.</p> <p>To secure this, local planning authorities are required to determine the minimum number of homes needed using the Government’s standard methodology. There is a need to assess and plan for the size, type and tenure needed for different groups within the community (including but not limited to those in need of affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent, and self-build).</p> <p>A clear understanding of land availability is required, with policies identifying a specific, deliverable supply of housing land for years 1-5, and specific, developable sites or broad locations for housing for growth for years 6-10 and where possible years 11-15 of the plan.</p> <p>Small and medium sites should make up at least 10% of the supply. An allowance for windfall provision could be made where there is compelling evidence that they will continue to provide a reliable source of supply.</p> <p>Strategic policies should include a trajectory illustrating the expected rate of housing over the plan period. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing supply. Where this cannot be demonstrated there is a presumption in favour of sustainable development for decision making (Paragraph 11d).</p> <p>The Housing Delivery Test confirms delivery in each local planning authority in comparison to needs over a rolling three-year period. Actions/penalties apply should delivery be insufficient over this period.</p> <p>To support rural housing need, rural exception sites may be permitted where responsive to locally identified need. Planning policies should also identify opportunities to grow and thrive especially where this will support local services.</p>	<ul style="list-style-type: none"> SA Framework should include objectives which encourages the availability and affordability of housing to everyone.
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Appendix 1: Plans and Programmes

<p>NPPF - Design</p>	<p>The NPPF confirms that the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.</p> <p>Plans should, at the most appropriate level, set out clear design vision and expectations. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. All authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.</p> <p>Policies and decisions should aim to ensure developments:</p> <ul style="list-style-type: none"> • Will function well and add to the overall quality of the area for the lifetime of the development; • Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. • Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; • Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; • Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; • Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; • Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. 	<ul style="list-style-type: none"> • SA objectives should seek to secure good design for issues of: <ul style="list-style-type: none"> - Health and wellbeing - Promoting sustainable communities - Accessible places - Protect and enhance the natural and historic environment - Responsive and sensitive to landscapes and townscapes - Take into account, address and seek to mitigate climate change. - Makes use of sustainable materials, promotes efficient use of natural resources. - Avoids areas of flood risk and mitigates the effects of flooding.
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Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF – Health	<p>The framework sets out open space, sport and recreation considerations which include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations. Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances.</p> <p>Plans should aim to achieve healthy, inclusive and safe places which:</p> <ul style="list-style-type: none"> - Promote social interaction - Are safe and accessible, so that crime and disorder, and the fear of crime, do not under the quality of life or community cohesion. - Enable and support healthy lifestyles, especially where this would address local health and wellbeing needs. <p>Planning policies should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which promote healthy communities and healthy living
NPPF – Transport & Accessibility	<p>Transport issues should be considered from the earliest stages of plan-making, ensuring:</p> <ul style="list-style-type: none"> - Potential impacts of development on transport networks can be addressed; - Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised. - Opportunities to promote walking, cycling and public transport use are identified and pursued. 	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to reduce the need to travel, reduce road traffic and its impacts and promote sustainable modes of transport.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> - The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account. - Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. <p>The Planning system should actively manage patterns of growth. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.</p>	
NPPF – Quality of Life	<p>The NPPF argues that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Local policies and decisions should therefore promote:</p> <p>Safe and accessible environments and developments.</p> <ul style="list-style-type: none"> • Opportunities for members of the community to mix and meet. • Plan for development and use of high quality shared public space. • Guard against loss of facilities. • Ensure established shops can develop in a sustainable way • Ensure integrated approach to housing and community facilities and services. • Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances. • The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies. These include an assessment of needs and opportunities; setting 	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to improve the quality of life for those living and working within the Borough.

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations.	
MHCLG Planning Practice Guidance and as updated		
Planning Practice Guidance is designed to support the implementation of the NPPF. It reflects the objectives of the NPPF which are not repeated here.	No formal targets identified,	<ul style="list-style-type: none"> The Local Plan should reflect the Planning Practice Guidance. The SA Framework should reflect the principles of the NPPF and the Planning Practice Guidance.
DCLG (2014) National Planning Policy for Waste		
<p>Sets out detailed waste planning policies for local authorities. States that planning authorities need to:</p> <ul style="list-style-type: none"> Use a proportionate evidence base in preparing Local Plans Identify sufficient opportunities to meet the identified needs of their area for the management of waste streams Identify suitable sites and areas 	The overall objective of the policy is to provide sustainable development by protecting the environment and human health by producing less waste and by using it as a resource wherever possible.	<ul style="list-style-type: none"> Local Plan should consider opportunities to reduce waste and encourage recycling and composting e.g. integration of recycling and composting facilities into new development and use of recycled materials in new buildings. SA Framework should consider objectives which relate to re-use, recycle and reduce.
DCLG (2014) Witten Statement on Sustainable Drainage Systems		
Under these arrangements, in considering planning applications, local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.	There are no specific targets or indicators of relevance.	<ul style="list-style-type: none"> SA Framework should include a guide question relating to the provision of Sustainable Drainage Systems.
DCLG (2015) Planning Policy for Traveller Sites		
<p>This document sets out the Government's planning policy for traveller sites. It identifies the following aims:</p> <ul style="list-style-type: none"> that local planning authorities should make their own assessment of need for the purposes of planning 	No formal targets are identified	<ul style="list-style-type: none"> The Local Plan will need to make appropriate provision for traveller sites, in accordance with national planning policy having regards to local evidence.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites to encourage local planning authorities to plan for sites over a reasonable timescale that plan-making and decision-taking should protect Green Belt from inappropriate development to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply to reduce tensions between settled and traveller communities in plan making and planning decisions to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure for local planning authorities to have due regard to the protection of local amenity and local environment. 		<ul style="list-style-type: none"> SA Framework should include a specific guide question relating to provision for travellers.
DCLG (2017) Fixing Our Broken Housing Market		
<p>The document sets out the Government's intention to address issues in housing supply and delivery by (inter alia) introducing a number of changes to the planning system. The first chapter concentrates on measures for "planning for the right homes in the right places." Proposals include:</p> <ul style="list-style-type: none"> Further consultation on changing the NPPF to direct local authorities to prepare a statement of common ground, setting out how they intend to work together to meet housing requirements that cut across authority boundaries. Enabling spatial development strategies produced by new combined authorities or elected Mayors to allocate strategic sites for development. Further consultation on changing the NPPF to introduce a standardised approach for local authorities in assessing housing requirements. Introducing legislation to allow locally accountable New Towns Development Corporations to be set up in order to better support new garden towns and villages. 	No formal targets are identified	<ul style="list-style-type: none"> The SA Framework should include an objective/guide questions which encourages the supply of housing to help enable sufficient delivery to meets the needs of the community.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Revising the NPPF to make clear that plans and development proposals should make “efficient use of land and avoid building homes at low densities.” <p>The “building homes faster” chapter includes proposals to:</p> <ul style="list-style-type: none"> Amend the NPPF to give local authorities the opportunity to have their housing land supply agreed on an annual basis and fixed for a one year period, in order to create more certainty about when an adequate land supply exists. Increase nationally set planning fees, and consult further on allowing authorities that are performing well on housing delivery to increase fees further. Publish a further consultation on introducing a fee for making a planning appeal, so as to deter unnecessary planning appeals and reduce delay. Examine the options for reforming developer contributions (Community Infrastructure Levy and section 106 obligations), with an announcement on this expected in the autumn Budget 2017. Consult on whether large housebuilders should be required to publish aggregate information on build out rates. Seek views on whether an applicant’s track record of delivering previous similar housing schemes should be taken into account by local authorities taking decisions on housing development. Consult on simplifying the completion notice process to allow a local authority to serve a completion notice on a site before the commencement deadline has elapsed, but only where works have begun, in order to dissuade developers from making a token start on work on site to keep the planning permission alive. Change the NPPF to introduce a housing delivery test which will highlight whether the number of homes being built is on target. If delivery then falls below specified thresholds an extra buffer would be added onto the five-year land supply and further thresholds would then allow the presumption in favour of sustainable development to apply automatically. 		
MHCLG (2021) Planning for the Future		
<ul style="list-style-type: none"> Measures to increase the number of homes provided which are affordable and respond to the needs of local communities. Measures to improve access to housing for in need groups including first time buyers. Funding to support the delivery of constrained/stalled sites, and infrastructure required to support new homes. National reform to the planning system – creating a simplified, inclusive, equitable, and efficient system which is fit for the 21st century. Creation of beautiful and sustainable plans, revising the national planning policy framework to embed the principles of good design and placemaking 	<ul style="list-style-type: none"> Sets a deadline for up-to-date local plans by December 2023. Continues to apply the Housing Delivery Test. From 2025 the Future Homes Standard will require up to 80% lower emissions for all new homes. 	<ul style="list-style-type: none"> The SA framework should continue to reflect the need for new homes. The SA framework should consider the effects on the plan on climate change.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>and adopt the Building Better, Building Beautiful Commission recommendations.</p> <ul style="list-style-type: none"> - Implement the Government's commitment to net zero emissions by 2050, including review of policy for building in areas of flood risk and introduce a future homes standard for 2025. 		
Department for Education (2014) Home to School Travel and Transport Guidance		
<p>There are five main elements to the duty which local authorities must undertake:</p> <ul style="list-style-type: none"> • an assessment of the travel and transport needs of children, and young people within the authority's area; • an audit of the sustainable travel and transport infrastructure within the authority's area that may be used when travelling to and from, or between schools/institutions; • a strategy to develop the sustainable travel and transport infrastructure within the authority so that the travel and transport needs of children and young people are best catered for; • the promotion of sustainable travel and transport modes on the journey to, from, and between schools and other institutions; and • the publication of Sustainable Modes of Travel Strategy. 	There are no specific targets or indicators of relevance.	<ul style="list-style-type: none"> • SA Framework should include a guide question relating to accessibility to Schools and Transport
Department of Energy and Climate Change (DECC) (2009) UK Renewable Energy Strategy		
This strategy sets out plans to promote the generation of energy from renewable sources within the UK.	The Strategy seeks to achieve a 15% target of energy from renewables by 2020.	<ul style="list-style-type: none"> • The SA framework should include an objective relating to increasing energy provided from low carbon and renewable sources.
Department of Energy and Climate Change (DECC) (2014) Community Energy Strategy		
This strategy sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives.	There are no specific targets or indicators of relevance.	<ul style="list-style-type: none"> • The SA framework should include an objective relating to increasing energy provided from decentralised low carbon and renewable sources.
Environment Agency (EA) (2011) The National Flood and Coastal Erosion Risk Management Strategy for England		
<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> • "manage the risk to people and their property; 	No formal targets are identified.	<ul style="list-style-type: none"> • The SA framework should include objectives and site appraisal criteria which seek to reduce flood risk and manage flooding sustainably.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national; Achieve environmental, social and economic benefits, consistent with the principles of sustainable development”. 		
HM Government (2020) Flood and Coastal Erosion Statement		
<p>Set’s the government’s long-term ambition to create a nation more resilient to future flood and coastal erosion risk. Five policy areas to drive this ambition:</p> <ul style="list-style-type: none"> Upgrading and expanding national flood defence and infrastructure Manage the flow of water more effectively. Harness the power of nature to reduce flood and coastal erosion risk. Better prepared communities. Enable resilient places through a catchment based approach. 	No formal targets are identified.	<ul style="list-style-type: none"> The SA framework should include objectives and site appraisal criteria which seek to reduce flood risk and manage flooding sustainably.
Department for Transport (DfT) (2013) Door to Door: A strategy for improving sustainable transport integration		
<p>The strategy’s vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted:</p> <ul style="list-style-type: none"> improving availability of information; simplifying ticketing; making connections between different steps in the journey, and different modes of transport, easier; and providing better interchange facilities. 	No formal targets or indicators are identified.	<ul style="list-style-type: none"> The SA framework should include objectives relating to sustainable transport infrastructure provision and the encouragement of sustainable modal shift.
Department for Food and Rural Affairs (Defra) (2005) Securing the Future: Delivering UK Sustainable Development Strategy		
<p>This strategy sets out a purpose and principles for sustainable development and shared priorities agreed across the UK,</p>	<p>The four shared priorities for implementing sustainable development between the UK Government and the devolved administrations:</p> <ul style="list-style-type: none"> sustainable consumption and production; climate change and energy; natural resource protection and environmental enhancement; and sustainable communities. 	<ul style="list-style-type: none"> The objectives within the SA framework should align with the shared priorities detailed in this strategy.
Defra (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland		
<p>This document provides an overview and outline of the UK Government and devolved administrations’ ambient (outdoor) air quality policy. It sets out a way forward for</p>	<p>Strategy details various targets and limits relating to emissions from a variety of sources.</p>	<ul style="list-style-type: none"> The Local Plan should look to positively enhance the air quality of the Borough.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
work and planning on air quality issues, details objectives to be achieved, and proposes measures to be considered further to help reach them.		
Defra (2007) Strategy for England's Trees, Woods and Forests		
<p>Key aims for government intervention in trees, woods and forests are:</p> <ul style="list-style-type: none"> to secure trees and woodlands for future generations; to ensure resilience to climate change; to protect and enhance natural resources; to increase the contribution that trees, woods and forests make to our quality of life; and to improve the competitiveness of woodland businesses and products. <p>These aims will form the basis on which the Delivery plan will be developed by Natural England and the Forestry Commission England (FCE). The strategy provides a national policy direction, which can be incorporated alongside regional priorities within regional forestry frameworks.</p>	Strategy aims to create 2,200 hectares of wet woodland in England by 2010.	<ul style="list-style-type: none"> Plan policies to protect and enhance trees, woods and forests. In turn ensuring resilience to climate change and enhanced green infrastructure.
Defra (2009) Safeguarding Our Soils: A Strategy for England		
<p>The strategy is underpinned by the following vision:</p> <p>By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations.</p> <p>Achieving this vision will mean that:</p> <ul style="list-style-type: none"> agricultural soils will be better managed and threats to them will be addressed; soils will play a greater role in the fight against climate change and in helping us to manage its impacts; soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with. 	No further targets identified.	<ul style="list-style-type: none"> The Local Plan should seek to protect soil quality where appropriate. The SA Framework should include an objective/guide question relating to the effects of policies/proposals on soils.
Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services		
The Strategy is designed to help to deliver the objectives set out in the Natural Environment White Paper.	<p>The strategy includes the following priorities:</p> <ul style="list-style-type: none"> Creating 200,000 hectares of new wildlife habitats by 2020 Securing 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition 	<ul style="list-style-type: none"> Develop policies that support the vision emphasising biodiversity.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> Encouraging more people to get involved in conservation by supporting wildlife gardening and outdoor learning programmes Introducing a new designation for local green spaces to enable communities to protect places that are important to them 	
Defra (2011) Natural Environment White Paper: The Natural Choice: Securing the Value of Nature		
The Natural Environment White paper sets out the Government's plans to ensure the natural environment is protected and fully integrated into society and economic growth.	<p>The White Paper sets out four key aims:</p> <ul style="list-style-type: none"> (i) protecting and improving our natural environment; (ii) growing a green economy; (iii) reconnecting people and nature; and (iv) international and EU leadership, specifically to achieve environmentally and socially sustainable economic growth, together with food, water, climate and energy security and to put the EU on a path towards environmentally sustainable, low-carbon and resource-efficient growth, which is resilient to climate change, provides jobs and supports the wellbeing of citizens. 	<ul style="list-style-type: none"> Develop policies that support the vision emphasising biodiversity.
Department for Business, Energy and Industrial Strategy (2020) Energy White Paper: Powering our Net Zero Future		
<p>PM's ten point plan to set out measures to promote a Green Industrial Revolution to lead towards a zero carbon economy. Relevant objectives include:</p> <ul style="list-style-type: none"> Accelerating the transition to more active and sustainable transport. Make buildings more energy efficient. Safeguard our cherished landscapes, restore habitats for wildlife. 	<p>The White Paper identifies a number of key targets and statistics however none are specifically relevant to the Local Plan.</p>	<ul style="list-style-type: none"> Local Plan Policies should seek to promote the objectives of the white paper where relevant to ensure that the Borough's development contributes to the achievement of a net zero economy. The SA framework should include objectives on Climate Change, sustainable transport/accessibility, and ecology in support of the White Paper.
Defra (2012) UK post 2010 Biodiversity Framework		
<p>The Framework is to set a broad enabling structure for action across the UK between now and 2020:</p> <ul style="list-style-type: none"> i. To set out a shared vision and priorities for UK- scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute; 	<p>The Framework sets out 20 new global 'Aichi targets' under 5 strategic goals</p> <ul style="list-style-type: none"> Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society 	<ul style="list-style-type: none"> Local Plan policies should seek to protect and enhance biodiversity consistent with the National Planning Policy Framework. The SA framework should ensure that the objectives of biodiversity are taken into consideration.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>ii. To identify priority work at a UK level which will be needed to help deliver the Aichi targets and the EU Biodiversity Strategy;</p> <p>iii. To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work; and</p> <p>iv. To streamline governance arrangements for UK- scale activity.</p>	<ul style="list-style-type: none"> • Reduce the direct pressures on biodiversity and promote sustainable use • To improve the status of biodiversity by safeguarding ecosystems species and genetic diversity • Enhance the benefits to all from biodiversity and ecosystem services • Enhance implementation through participatory planning, knowledge management and capacity building 	
Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate		
<p>This Programme contains a mix of policies and actions to help adapt successfully to future weather conditions, by dealing with the risks and making the most of the opportunities.</p> <p>It sets out a number of objectives, including:</p> <ul style="list-style-type: none"> • To provide a clear local planning framework to enable all participants in the planning system to deliver sustainable new development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change. • To increase the resilience of homes and buildings by helping people and communities to understand what a changing climate could mean for them and to take action to become resilient to climate risks. • To ensure infrastructure is located, planned, designed and maintained to be resilient to climate change, including increasingly extreme weather events. 	<p>The Programme identifies a number of actions although no formal targets are identified.</p>	<ul style="list-style-type: none"> • Local Plan proposals should seek to adapt to the effect of climate change. • The SA Framework should include an objective/guide question relating to climate change adaptation.
Defra (2013) Waste Management Plan for England		
<p>Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.</p> <p>The document includes measures to:</p> <ul style="list-style-type: none"> • Encourage reduction and management of packaging waste • Promote high quality recycling • Encourage separate collection of bio-waste • Promote the re-use of products and preparing for re-use activities 	<p>The Plan seeks to ensure that by 2020 at least 50% of weight waste from households is prepared for re-use or recycled and at least 70% by weight of construction and demolition waste is subject to material recovery.</p>	<ul style="list-style-type: none"> • The Local Plan should consider opportunities to reduce waste and encourage recycling and composting.
Environment Agency (2013) Managing Water Extraction		
<ul style="list-style-type: none"> • Managing Water Abstraction (2013) sets out how we manage water resources in England and Wales. It is the overarching document that links together our abstraction licensing strategies. The availability of water resources for abstraction 	<p>No targets identified.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the objectives relating to water abstraction.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
is assessed through our Catchment Abstraction Management Strategy (CAMS) approach.		
Forestry Commission (2005) Trees and Woodlands Nature's Health Service		
An advisory document which provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.	No targets identified.	<ul style="list-style-type: none"> The SA Framework should include objectives which relate to providing more equal access to opportunities, services and facilities for recreation.
Historic England (2015) Historic Environment Good Practice Advice in Planning Note 1		
The purpose of this Historic England Good Practice Advice note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).	There are no specific targets or indicators of relevance.	<ul style="list-style-type: none"> SA Framework should include an objective relating to the historic environment.
HM Government (2005) Securing the future - delivering UK sustainable development strategy		
<p>The Strategy has 5 guiding principles:</p> <ul style="list-style-type: none"> Living within environmental limits Ensuring a strong, healthy and just society Achieving a sustainable economy Promoting good governance Using sound science responsibly <p>and 4 strategic priorities:</p> <ul style="list-style-type: none"> sustainable consumption and production natural resource protection and environmental enhancement sustainable communities. 	<p>The Strategy contains a new set of indicators to monitor progress towards sustainable development in the UK. Those most relevant at the Borough level include:</p> <ul style="list-style-type: none"> Greenhouse gas emissions Road freight (CO₂ emissions) Household waste (a) arisings (b) recycled or composted Local environmental quality 	<ul style="list-style-type: none"> Consider how the Local Plan can contribute to Sustainable Development Strategy Objectives. Consider using some of the indicators to monitor the effects of the Local Plan and as basis for collecting information for the baseline review. The SA Framework should reflect the guiding principles of the Strategy.
HM Government (2011) Carbon Plan: Delivering our Low Carbon Future		
<p>This sets out how the UK will achieve decarbonisation within the framework of energy policy:</p> <ul style="list-style-type: none"> To make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers, particularly those in poorer households. 	No key targets.	<ul style="list-style-type: none"> The Local Plan should consider policies in term of access by low-carbon means and also the capacity for sites to use low carbon sources of energy. The SA needs to ensure that the plan is embracing the low carbon agenda and appropriate sustainability objectives are utilised to assess the plan's credentials in terms of a low carbon future and the impact it could have on climate change.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
HM Government (2011) Water for Life, White Paper		
Water for Life describes a vision for future water management in which the water sector is resilient, in which water companies are more efficient and customer focused and in which water is valued as the precious and finite resource it is.	There are no formal targets or indicators.	<ul style="list-style-type: none"> Local Plan should take into account the vision of this document as a means of protecting existing water resources.
HM Government (2015) Fixing the foundations: creating a more prosperous nation		
This document sets out a 15-point plan that the government will put into action to boost the UK's productivity growth, centred on two pillars: encouraging long-term investment, and promoting a dynamic economy. It sets out the government's long-term strategy for tackling the issues that matter most for productivity growth.	No specific indicators or targets, although commitments made in this document have been progressed through the Planning and Housing Act 2016.	<ul style="list-style-type: none"> The SA framework should include objectives and site appraisal criteria regarding economic and productivity growth.
HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment		
<p>Aims to deliver:</p> <ol style="list-style-type: none"> Clean air Clean and plentiful water. Thriving plants and wildlife. A reduced risk of harm from environmental hazards such as flooding and drought. Using resources from nature more sustainably and efficiently. Enhanced beauty, heritage and engagement with the natural environment. 	<p>Meeting legally binding targets to reduce emissions of five damaging air pollutants.</p> <p>Ending the sale of conventional petrol and diesel cars (now 2030).</p> <p>Reach or exceeding objectives for rivers, lakes, coastal and ground waters that are specially protected.</p> <p>Creating or restoring 500,000ha of wildlife rich habitat outside the protected site network.</p> <p>Increasing woodland in England in line with our aspiration of 12% cover by 2060.</p> <p>Safeguarding and enhancing the beauty of our natural scenery and improving its environmental value.</p> <p>Making sure that there are high quality, accessible, natural spaces close to where people live and work.</p> <p>Working towards ambitions for zero avoidable waste by 2050.</p>	<ul style="list-style-type: none"> The Local Plan should consider policies which support the delivery of the objectives of the 25 year Environment Plan. The SA framework should include objectives and site appraisal criteria relating to climate change, open spaces, clean air, water resources, and waste.
NHS England (2014) Five Year Forward View		
The NHS Five Year Forward View was published on 23 October 2014 and sets out a new shared vision for the future of the NHS based around the new models of care. It has been developed by the partner organisations that deliver and oversee health and care services including Care Quality Commission, Public Health England and NHS Improvement (previously Monitor and National Trust Development Authority).	No specific indicators or targets.	<ul style="list-style-type: none"> SA Framework should include a question relating to health outcomes from planning and development activities.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Patient groups, clinicians and independent experts have also provided their advice to create a collective view of how the health service needs to change over the next five years if it is to close the widening gaps in the health of the population, quality of care and the funding of services.		
Public Health England (2014) Everybody active, every day; an evidenced based approach to physical activity		
<p>The Everybody Active documents supports improvements to across a range of domains:</p> <ul style="list-style-type: none"> • Active society: creating a social movement • Moving professionals: activating networks of expertise • Active environments: creating the right spaces • Moving at scale: interventions that make us active <p>These include five steps for local areas to support change in physical activity levels:</p> <ol style="list-style-type: none"> 1. Teach every child to have and enjoy the skills to be active every day 2. Create safe and attractive environments where everyone can walk or cycle, regardless of age or disability 3. Make every contact count for professionals and volunteers to encourage active lives 4. Lead by example in every public sector workspace 5. Evaluate and share the findings so the learning of what works can grow 	There are no formal targets or indicators.	<ul style="list-style-type: none"> • Local Plan should take into account the aims of the Everybody Active report. The SA Framework should include SA objective/guide questions in relation to supporting active lifestyles.
Public Health England (2016) Working Together to Promote Active Travel, a briefing for local authorities		
The briefing provides suggests a range of practical actions for local authorities, from overall policy to practical implementation. It highlights the importance of community involvement and sets out steps for transport and public health practitioners. It looks at the impact of current transport systems and sets out the many benefits of increasing physical activity through active travel. It suggests that while motorised road transport has a role in supporting the economy, a rebalancing of our travel system is needed.	There are no formal targets or indicators.	<ul style="list-style-type: none"> • The SA Framework should include a question relating to supporting the active travel choices, such as walking and cycling.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Marmot Review report (2010) 'Fair Society, Healthy Lives'		
<p>The Marmot Review proposes an evidence based strategy to address the social determinants of health, the conditions in which people are born, grow, live, work and age and which can lead to health inequalities. It draws further attention to the evidence that most people in England aren't living as long as the best off in society and spend longer in ill-health. Premature illness and death affects everyone below the top.</p> <p>The review sets two policy goals:</p> <ul style="list-style-type: none"> to create an enabling society that maximizes individual and community potential; and to ensure social justice, health and sustainability are at the heart of all policies. <p>This is reflected in 6 policy objectives and to the highest priority being given to the first objective:</p> <ol style="list-style-type: none"> giving every child the best start in life enabling all children, young people and adults to maximize their capabilities and have control over their lives creating fair employment and good work for all ensuring a healthy standard of living for all creating and developing sustainable places and communities strengthening the role and impact of ill-health prevention. 	There are no formal targets or indicators.	<ul style="list-style-type: none"> SA Framework should include a question relating to health outcomes from planning and development activities.
Sport England (2016) Towards an Active Nation, Strategy 2016-2021		
<p>This provides Sport England's response to the HM Government's (2015) Sporting Future: A New Strategy for an Active Nation. The document sets out seven key principles to guide investment decisions:</p> <ol style="list-style-type: none"> A clear line of sight to the objectives in Sporting Future Ensure investment benefits under-represented groups Use behaviour change to make investment choices Get maximum value from all Sport England's resources, not just our cash Strike a balance between 'bankers' and 'innovators' Review our investment portfolio regularly and remove funding if an investment is failing and cannot be rescued Encouraging increased efficiency 	There are no formal targets or indicators.	<ul style="list-style-type: none"> The SA Framework should include an objective/guide questions relating to promoting active lifestyles and access to open spaces.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
UK Government (2022) Levelling Up White Paper		
<p>Sets out steps to reduce inequality across England. Sets medium term missions:</p> <ul style="list-style-type: none"> • Boost productivity, pay, jobs and living standards • Spread opportunities and improve public services. • Restore a sense of community, local pride and belonging. • Empower local leaders and communities. 	<p>The White Paper includes a number of national based targets to be achieved by 2030. Of note include:</p> <ul style="list-style-type: none"> • To increase employment, pay and productivity in every region. • To enhance local public transport connectivity • Nationwide gigabit-capable broadband and 5G coverage for most of the population. • Increased number of primary aged school children achieving the expected standard of reading, writing and maths. • Increased number of people whom have completed high-quality skills training. • Reduce the gap in life expectancy • Increased home ownership 	<ul style="list-style-type: none"> • The SA Framework should include an objective/guide questions relating to skills and education attainment, jobs and increases in wages, diversifying the economy, home ownership, and enhancing public transport. • The Local Plan should adopt policies which seek to support the delivery of new jobs and homes.
UK Government (2022) British Energy Security Strategy		
<p>Seeks to secure clean and affordable energy in the UK in the long term reducing reliance on fossil fuels. This is to be achieved through increased role of renewable sources of energy (domestic and commercial) and other technologies such as nuclear power and hydrogen, and measures to reduce demand/requirement for electricity.</p>	<ul style="list-style-type: none"> • Net zero compatible oil and gas sector, supplying the UK economy by 2050. • Adoption of Future Homes and Future Building Standards to reinforce and uplift energy performance in new homes and buildings by 2025. • Low cost net zero consistent energy at the heart of the UK's electrical supply by 2050. • Ensure that all buildings are ready for net zero from 2025. • Support energy efficiency enhancements to existing housing stock. • Ensure that all heating systems are compatible with net zero by 2050 with ambition to end installation of gas boilers by 2035. 	<ul style="list-style-type: none"> • The SA Framework should include an objective/guide questions relating to climate change including the application of measures to reduce energy requirements and improve building efficiency and increase the role and opportunity for renewable energy schemes. • The Local Plan should seek to promote suitable opportunities for renewable energy developments.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Defra (2019) UK Clean Energy Strategy		
Sets out how all sources of air pollution are to be tackled, making our air healthier to breathe, protecting nature and boosting the economy. Completing the 25 Year Environment Plan, the Industrial Strategy, and Clean Growth Strategy.	<ul style="list-style-type: none"> Adoption of targets to ensure that concentrations of harmful gases within the atmosphere to human health and within those limited suggested by the World Health Organization. Support measures for a shift to clean growth within the economy, and support the delivery of clean public transport solutions. End the sale of diesel and petrol cars and vans by 2040. 	<ul style="list-style-type: none"> SA Framework should consider objectives which seek to address air quality and promote sustainable patterns of movement including locating new development in close proximity to existing services, shops and sources of employment. The Local Plan should adopt policies which aim to enhance the borough's air quality. The issue of air quality and need to reduce pollution should be taken into account through the site selection process.
Future Homes and Buildings Standard (2019)		
A set of standards that will complement building regulations to ensure new homes built from 2025 will produce 75-80% less carbon emissions than homes delivered under current regulations. Changes to secure this standard will be rolled out over time with the latest changes to regulations introduced in 2022 aiming to reduce carbon emissions by 27-30%.	<ul style="list-style-type: none"> By 2025 all new homes will produce 75-80% less carbon emissions than homes delivered under current regulations. 	<ul style="list-style-type: none"> SA Framework should consider objectives which enhance building energy performance, reduce waste and carbon emissions. The SA Framework should also include objectives which promote sustainable patterns of development.
Environment Improvement Plan (2023)		
<p>Refresh to the 25 Year Environment Plan. Its key goal is to halt the decline of biodiversity to achieve thriving plants and wildlife. To achieve this, the government aims to protect 30% of land and sea through the Nature Recovery Network. It will implement the Environment Act 2021, rolling out Local Nature Recovery Strategies to identify areas to create and restore habitat and Biodiversity Net Gain to enhance the building environment. Further aims of the Environment Improvement Plan include:</p> <ul style="list-style-type: none"> Achievement of clean air Clean and plentiful water Maximise our resources and minimise our waste Mitigate and adapt to climate change. Enhance beauty, heritage, and engagement with the natural environment. 	<ul style="list-style-type: none"> Tackling specific hotspots challenging councils to improve air quality more quickly. Restore 400 miles of river and establish 3000ha of new woodlands along rivers. Improve water efficiency and reduce leaks. Update progress and plans to reach net zero. Ensure that everyone lives within 15 minutes walk of a green or blue space. Green the Green Belt as set out in the Levelling Up White Paper by identifying key areas for nature restoration. Invest in active travel, with a vision for half of all journeys in towns and cities to be cycled or walked by 2030. 	<ul style="list-style-type: none"> SA Framework should consider objectives which seek to address air and water quality, which seek to promote sustainable travel, and ensure that policies effectively address and mitigate climate change. Promote the protection and restoration of biodiversity, enhance the landscape and conserve the historic environment. The Local Plan should adopt policies which support the aims and objectives of the Environmental Improvement Plan particularly for restoring nature, achieving clean air and water, adapting and mitigating the effects of climate change, promote sustainable travel, and enhance beauty, heritage, and engagement with the natural environment.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Regional Plans and Programmes		
United Utilities (2019) Water Resources Management Plan		
<p>Water companies in England and Wales are required to produce a Water Resources Management Plan that sets out how they aim to maintain water supplies over a 25-year period. The current Water Resources Management Plan was published in 2019.</p> <p>The United Utilities WRMP demonstrates how in the medium to long term new resources intend to be developed, leakage tackled and sensible water use promoted through metering and water efficiency campaigns. This is in a bid to minimise the potential for water supply shortages which are forecasted in the longer term.</p>	<p>The overall objective is to ensure sufficient water supplies for future generations especially in the face of climate change, housing growth and an increase in individual water use.</p>	<ul style="list-style-type: none"> The Local Plan should consider opportunities to reduce water use and increase water efficiency and take account of infrastructure requirements arising from new development. SA Framework should consider objectives which seek to minimise the use of water and ensure the delivery of appropriate infrastructure to accommodate new development.
Yorkshire Water (2019) Water Resources Management Plan		
<p>The Yorkshire WRMP demonstrates how in the medium to long term new resources intend to be developed, leakage tackled and sensible water use promoted through metering and water efficiency campaigns. This is in a bid to minimise the potential for water supply shortages which are forecasted in the longer term.</p>	<p>The overall objective is to ensure sufficient water supplies for future generations especially in the face of climate change, housing growth and an increase in individual water use.</p>	<ul style="list-style-type: none"> The Local Plan should consider opportunities to reduce water use and increase water efficiency and take account of infrastructure requirements arising from new development. SA Framework should consider objectives which seek to minimise the use of water and ensure the delivery of appropriate infrastructure to accommodate new development.
Environment Agency (2015) Water for life and livelihoods: North West river basin district basin management plan (Updated)		
<p>The Plan focuses on the protection, improvement and sustainable use of the water environment.</p> <p>The overall objective is to ensure sufficient water supplies for future generations especially in the face of climate change, housing growth and an increase in individual water use.</p>	<p>The plan sets out the current state of surface and groundwater bodies in the river basin district and actions to improve the water environment by 2021 (and in some cases 2027).</p>	<ul style="list-style-type: none"> The Local Plan should seek to reduce water use and maintain/improve water quality. The SA Framework should include objectives/guide questions which seek to minimise the use of water and conserve and improve water quality.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Environment Agency (2015) Water for life and livelihoods: Humber river basin district river basin district basin management plan (Updated)		
<p>The Plan focuses on the protection, improvement and sustainable use of the water environment.</p> <p>The overall objective is to ensure sufficient water supplies for future generations especially in the face of climate change, housing growth and an increase in individual water use.</p>	The plan sets out the current state of surface and groundwater bodies in the river basin district and actions to improve the water environment by 2021 (and in some cases 2027).	<ul style="list-style-type: none"> The Local Plan should seek to reduce water use and maintain/improve water quality. The SA Framework should include objectives/guide questions which seek to minimise the use of water and conserve and improve water quality.
Environment Agency (2016) North West River Basin District Flood Risk Management Plan		
Explains the risk of flooding from rivers, the sea, surface water, groundwater and reservoirs. Sets out how risk management authorities will work with communities to manage flood and coastal risk over the period 2015-2021 and how water quality is protected and improved and water used in a sustainable way over the period 2015-2021.	Ensuring new development is appropriate, safe and does not increase flood risk elsewhere.	<ul style="list-style-type: none"> The SA Framework should include objectives which seek to minimise flood risk in the Borough and maintain water quality.
Environment Agency (2009) Ribble Catchment Flood Management Plan		
The CFMP gives an overview of the flood risk in the Ribble catchment and sets out our preferred plan for sustainable flood risk management over the next 50 to 100 years.	No targets identified.	<ul style="list-style-type: none"> The SA Framework should include objectives which seek to minimise flood risk in the Borough.
Environment Agency (2010) Aire Catchment Flood Management Plan		
The CFMP gives an overview of the flood risk in the Aire catchment and sets out our preferred plan for sustainable flood risk management over the next 50 to 100 years.	No targets identified.	<ul style="list-style-type: none"> The SA Framework should include objectives which seek to minimise flood risk in the Borough.
Network Rail (2008) Lancashire and Cumbria Route Utilisation Strategy		
<p>The aim of the Strategy is to:</p> <ul style="list-style-type: none"> Propose options to achieve the most efficient and effective use and development of the rail network for both passenger and freight services; Ensure that capacity and capability are optimised to best meet passenger and freight demand, performance requirements and journey time aspirations; Enable Network Rail to develop an informed renewals, maintenance and enhancements programme in line with the Department for Transport's and 	The plan sets out actions to cope with the implications and levels of growth up to 2019.	<ul style="list-style-type: none"> The Local Plan should consider the objectives set out in the Route Utilisation Strategy.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>Transport Scotland's aspirations and the reasonable requirements of train operators and other key stakeholders; and</p> <ul style="list-style-type: none"> • Enable Local and Regional Transport Plans and freight plans to reflect a realistic view of the future rail network. 		
Northwest Climate Change Partnership (2011) Green Infrastructure to Combat Climate Change: A Framework for Action in Cheshire, Cumbria, Greater Manchester, Lancashire, and Merseyside		
<p>The Framework includes the following vision:</p> <p>"Green infrastructure across Cheshire, Cumbria, Greater Manchester, Lancashire, and Merseyside is planned, designed, and managed by all relevant stakeholders, involving and engaging local communities, in order to combat climate change and deliver other economic, social and environmental benefits. All opportunities are taken to safeguard, create, enhance, maintain and promote green infrastructure in ways that optimise the climate change adaptation and mitigation services it provides."</p>	<p>The Framework includes a number of actions linked to promotion of green infrastructure.</p>	<ul style="list-style-type: none"> • The SA Framework should include objectives relating to green infrastructure and mitigating climate change.
HM Government (2016) The Northern Powerhouse: One Agenda, One Economy, One North		

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>The document sets out the transport strategy which aims to support economic development across northern England. It sets out a number of objectives:</p> <ul style="list-style-type: none"> Transform city to city rail connectivity east/west and north/south through both HS2 and a new TransNorth system, radically reducing travel times across this intercity network; Ensure there is the capacity that a resurgent North will need in rail commuter services; Deliver the full HS2 'Y' network as soon as possible, including consideration of accelerating construction of Leeds-Sheffield; Enhance the performance of the North's Strategic Road Network (SRN) through delivery of the committed first phase of the Roads Investment Strategy; Further enhance the long-term performance of the Northern SRN through a clear vision and strategy that embraces transformational investment and technology; Set out a clearly prioritised multimodal freight strategy for the North to support trade and freight movement within the North and to national/international markets; Pursue better connections to Manchester Airport through TransNorth, whilst city regions consider connectivity to the North's other major airports; and Develop integrated and smart ticket structures to support our vision of a single economy across the North. 	<p>No targets are included within the document.</p>	<ul style="list-style-type: none"> The Local Plan should have regard to the objectives. The SA Framework should include objectives/guide questions related to the transport infrastructure and connectivity.
HM Government (2016) Northern Powerhouse Strategy		
<p>The Strategy sets out a strategy for a sustained increase in productivity across the whole of the North. It includes the following priorities for doing so:</p> <ul style="list-style-type: none"> Strengthening connectivity between and within city regions; Ensuring the North develops, attracts and retains skilled workers; Making the North a great place for enterprise and innovation; and Promoting trade and investment. 	<p>No indicators are included within the Strategy.</p>	<ul style="list-style-type: none"> The Local Plan should have regard to the Northern Powerhouse Strategy. The SA Framework should include objectives/guide questions related to economic development, skills and training, enterprise, and promoting inward investment.
Sub-Regional Plans and Programmes		

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Lancashire County council (2009) Joint Lancashire Minerals and Waste Development Framework Core Strategy DPD (2001-2021)		
<p>The Core Strategy contains a number of objectives. It sets out to:</p> <ul style="list-style-type: none"> • Safeguard Lancashire's mineral resources; • Minimise the need for mineral extraction; • Meet the demand for new minerals; • Identify sites and areas for mineral extraction; • Achieve sustainable minerals production; • Encourage community involvement and partnership working; • Promote waste minimisation and awareness; • Manage waste as a resource; • Identify capacity for managing waste; and • Achieve sustainable waste management. 	<p>A variety of targets and indicators are referred to in the Core Strategy relating to minerals production, waste minimisation and recycling rates.</p>	<ul style="list-style-type: none"> • The SA Framework should include objectives/guide questions related to waste minimisation and mineral safeguarding.
Lancashire County Council (2013) Joint Lancashire Minerals and Waste Development Framework Site Allocation and Development Management Policies DPD 2001-2021		
<p>The Site Allocation and Development Management Policies plan provides site specific policies and allocations, and detailed development management policies for minerals and waste planning in the areas covered by the Councils of Lancashire, Blackpool and Blackburn with Darwen. The Plan follows the strategic objectives and policies set out in the Core Strategy.</p>	<p>A variety of targets and indicators are referred to in the Site Allocations and Development Management Policies relating to minerals production, waste minimisation and recycling rates in line with higher level Core Strategy policy.</p>	<ul style="list-style-type: none"> • The SA Framework should include objectives/guide questions related to waste minimisation and mineral safeguarding.
Lancashire County Council (emerging) Joint Lancashire Minerals and Waste Local Plan Review		
<p>A review of the Joint Lancashire Minerals and Waste Local Plan (which is the Core Strategy and Site Allocation and Development Management Policies Plan combined) is underway.</p>	<p>No targets or indicators have established so far.</p>	<ul style="list-style-type: none"> • The local planning authority will engage in the plan preparation process of the Joint Minerals and Waste Local Plan.
Lancashire County Council (2011) Local Transport Plan (LTP3): A Strategy for Lancashire 2011-2021		
<p>The LTP sets out a number of goals:</p> <ul style="list-style-type: none"> • To help to secure a strong economic future by making transport and travel into and between our major economic centres more effective and efficient and by improving links to neighbouring major economic areas and beyond. • To provide all sections of the community with safe and convenient access to the services, jobs, health, leisure and educational opportunities that they need. • To improve the accessibility, availability and affordability of transport as a contribution to the development of strong and cohesive communities. 	<p>The LTP sets out to achieve the following initiatives across Lancashire:</p> <ul style="list-style-type: none"> • Heysham-M6 link • Broughton Bypass • Reopening of the Todmorden Curve • Pennine Reach bus service 	<ul style="list-style-type: none"> • The Local Plan needs respond to the objectives of the LTP. • The SA Framework should include objectives/guide questions relating to sustainable transport.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> To create more attractive neighbourhoods by reducing the impact of transport on our quality of life and by improving our public realm. To reduce the carbon impact of Lancashire's transport requirements, whilst delivering sustainable value for money transport options to those who need them. To make walking and cycling more safe, convenient and attractive, particularly in the more disadvantaged areas of Lancashire, bringing improvements in the health of Lancashire's residents. In all that we do, to provide value for money by prioritising the maintenance and improvement of Lancashire's existing transport infrastructure where it can help to deliver our transport goals. 		
Lancashire County Council and Blackburn with Darwen Borough Council (2014) East Lancashire Highways and Transport Masterplan 2014 – 2021		
<p>The Masterplan sets out objectives relating to:</p> <ul style="list-style-type: none"> Improving rail connections between East Lancashire and the growth areas of Preston and Central Lancashire, Manchester and Leeds. Measures to reduce congestion and improve connectivity in the key M65 and M66 gateway corridors. Ensuring routes into key growth sites continue to function well and support future development. Ensuring that the needs of people who live in remote and rural locations to access work, education and health opportunities are met, making best use of funding likely to be available in future. Building an effective cycle network linking towns, employment sites and communities. Improving local links in the community so that everyone can get to the services and opportunities that they need, from education and employment to leisure and health. 	<p>No targets are identified in the Masterplan although provision of a bypass via Colne to Foulridge is a key outcome.</p>	<ul style="list-style-type: none"> The Local Plan needs respond to the objectives of the East Lancashire Masterplan. The SA Framework should include objectives/guide questions relating to sustainable transport.
Lancashire County Council (emerging) Walking and Cycling Strategy 2016-26		
<p>The emerging Strategy sets out the following vision:</p> <p>"More people walking and cycling for every day and leisure journeys in Lancashire".</p>	<p>The emerging Strategy includes the following targets:</p> <ul style="list-style-type: none"> Doubling the number of people cycling by 2026; Increasing the number of people walking by 10% by 2026 with a focus on increasing the percentage of aged children 5 – 10 usually walking to school; and Bring levels of physical activity in all districts to at least the annual national average by 2026. 	<ul style="list-style-type: none"> The SA Framework should include objectives/guide questions relating to sustainable transport. The SA Framework should include objectives/guide questions relating to promoting healthy lifestyles
Forest of Bowland Area of Outstanding Natural Beauty Management Plan (2014 – 2019)		

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>The AONB Management Plan sets out the following vision: "The Forest of Bowland AONB retains its sense of local distinctiveness, notably the large-scale open moorland character of the Bowland Fells, traditional buildings and settlement patterns of villages, hamlets and farmsteads. It is a landscape valued for the range of services and benefits it provides for society, with a functioning, diverse natural heritage where land management practices allow opportunity for natural processes to develop and flourish and where partnership-working between land managers, conservation bodies, communities and businesses is focussed on delivering more for nature together. The rich cultural heritage of the area is also better understood and managed; and both the nature and culture of the area help to support a resilient and sustainable local economy. The Forest of Bowland is a truly outstanding landscape, where it can clearly be demonstrated that the management of the AONB has conserved and enhanced the quality, understanding and enjoyment of the landscape for all"</p> <p>Objectives are set under three overriding themes relating to landscape of natural & cultural heritage, sustainable communities, & connecting communities with landscape:</p> <ul style="list-style-type: none"> • Apply the founding principles of the European Landscape Convention, using the Landscape Character Assessment as the basis for policy- and decision making to managing landscape change. • Conserve, enhance and restore the AONB's characteristic mosaic of habitats by improving their connectivity, extent and condition; whilst taking targeted action to conserve key species and improving understanding of the biodiversity of the AONB. • Support the conservation, restoration and management of the historic environment and wider cultural landscape. • Seek to better understand and promote the value of natural capital of the landscape and the public benefits derived from these assets. • Encourage, promote and support farming and land management practices that help to conserve and enhance natural beauty. • Develop, co-ordinate & promote sustainable tourism activity in/nearby the AONB • Promote and support rural services and the socio-economic development of the area particularly where this helps conserve and enhance natural beauty. • Support local communities and businesses to become involved in AONB projects • Maintain and improve access to the countryside sustainably. • Provide high quality visitor facilities and information. • Provide opportunities to learn about the special qualities of the AONB. • Provide opportunities for people to improve their health and wellbeing. 	<p>The Management Plan includes as number targets relating to these 12 objectives.</p>	<ul style="list-style-type: none"> • The Local Plan should include policies which contribute the protection of the AONB and secure a pattern of development which protects the key qualities of this area. • The SA Framework should include objectives which relate to the environmental quality and sensitivity, management, sustainability, and enjoyment of the AONB.
Lancashire Biodiversity Partnership (2011) Lancashire Biodiversity Action Plan		

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>The Biodiversity Action Plan includes a number of objectives:</p> <ul style="list-style-type: none"> • Prevent loss of biodiversity of rich arable land through inappropriate development; • Prevent loss of any further ancient semi-natural woodland; • Maintain the current extent and distribution of blanket bog and heath land by ensuring protection through planning and legislative mechanisms; • Improve bankside habitat along streams and river and prevent loss of habitat through inappropriate development; • Halt the loss of species rich neutral grassland through inappropriate development. 	<p>Key targets include:</p> <ul style="list-style-type: none"> • Seek reverse by 2010 in the decline in farmland birds, brown hare and other species. • Create 20ha of new reed beds in the county by 2010 through the promotion of small scale reed bed creation; • Achieve favourable conservation status on all existing reed beds by 2015. 	<ul style="list-style-type: none"> • The Local Plan should include policies which would support the protection and enhancement of biodiversity and valued habitats. • The SA Framework should include a sustainability objective relating to the protection and enhancement of biodiversity and valued habitats.
Pennine Lancashire Leaders and Chief Executives (2008) An Integrated Economic Strategy Pennine Lancashire 2009-2020		
<p>The Integrated Economic Strategy includes the following objectives:</p> <ul style="list-style-type: none"> • Encouraging enterprise, creating more new businesses and helping small, young business to grow • Working with companies to help them take up new opportunities, strengthen their long term competitiveness and develop their knowledge assets • Developing economic and business infrastructure to encourage innovation, re-investment and new investment • Promoting skills development at all levels – targeting those without level 2 qualifications; supporting those with intermediate qualifications in developing higher level skills; encouraging the recruitment and retention of graduate level workers • Tackling urban deprivation across Pennine Lancashire and promoting the high quality neighbourhood environments needed to attract and retain skilled labour • Tackling worklessness (through skills development and more targeted engagement as support activities) to ensure that all parts of Pennine Lancashire benefit from its economic growth • Addressing image and quality of place to make Pennine Lancashire a natural place for new investment and a desirable place to live • Promoting links with neighbouring economies (particularly Manchester and Preston) which can act as an additional employment destination for Pennine Lancashire residents, increasing their access to higher paid employment • Increasing the influence Pennine Lancashire wields with government and within the region • Reorganising delivery to enable key projects to be implemented within a robust management regime and to give funding bodies increased confidence in the ability of the area to deliver. 	<p>This strategy contains the following skills targets to be achieved by 2020:</p> <ul style="list-style-type: none"> • 95% of adults to have basic skills in both functional literacy and numeracy • 90% of adults to hold at least level 2 qualifications or equivalent • 500,000 apprenticeships delivered each year • 40% of adults to hold at least level 4 qualifications or equivalent • The Government has set an ambitious target of getting 80% of the working age population into employment In Pennine Lancashire this would require supporting an additional 28,000 people into work. <p>From 2007-2011 the LEGI programme aims to create an additional 1500 businesses across Pennine Lancashire.</p>	<ul style="list-style-type: none"> • The SA Framework should include objectives and guide questions relating to the promotion of economic development, business growth and skills development.
Lancashire Leaders Group (2016) Pennine Lancashire Growth and Prosperity Plan 2016-2032		

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>The Growth and Prosperity Plan sets the following strategic aim:</p> <p>To sustain growth in productivity above national rates significantly reducing the productivity gap between output in the Pennine Lancashire economy and the national average ensuring that we continue to make a net positive contribution to the Lancashire economy.</p> <p>Achieved through four strategic objectives:</p> <ol style="list-style-type: none"> 1. To attract, grow and retain a skilled working age population resident in Pennine Lancashire facilitated by a major house building programme to significantly improve the quantity, quality and range of the housing offer. 2. Significantly improve the productivity of the existing economic base, within higher levels of R&D and to attract and grow businesses in higher value sectors. 3. Improve education attainment from early years to higher education and to remove barriers to workforce participation ensuring residents have the best opportunities to secure higher skilled jobs, improve quality of life, health and prosperity as well as ensuring that the areas remains a competitive business location. 4. Maximise and promote the area's competitive advantage as a business location situated at the centre of the Northern Powerhouse, through a major infrastructure investment programme ensuring the area is well connected, and resilient to climate change. 	<p>This strategy contains the following targets to be delivered across Pennine Lancashire by 2032:</p> <ul style="list-style-type: none"> • 28,000 new homes • 1.28 million m² of commercial floor space (321 ha of employment land). • £40 million in addition Council Tax revenue per annum • £500 million addition GVA per annum • 14,000 new jobs 	<ul style="list-style-type: none"> • The SA Framework should include objectives and guide questions relating to the promotion of economic development, increasing and improving the quality and diversification of the housing stock, business growth and skills development.
Pennine Lancashire Leaders and Chief Executives (2009) Pennine Lancashire Housing Strategy 2009-2029		
<p>The Housing Strategy includes the following vision:</p> <p>"Our vision is that we will have a balanced and accessible housing market, which supports the economic and social wellbeing for the people of Pennine Lancashire. We will improve the housing offer over the next 20 years; to create a housing market where local people can afford a good quality home, where its communities will prosper and where people choose to live, work and visit".</p> <p>The objectives are:</p> <ul style="list-style-type: none"> • To ensure a sufficient quantity, quality, and appropriate type of housing supply, to meet the economic growth aspirations and social needs of Pennine Lancashire. • To develop sustainable neighbourhoods that can retain and attract successful households, reducing the disparities between neighbourhoods and providing linkages to economic growth and employment opportunities; improving the economic performance of the sub-region. • To meet the housing, health and support needs of residents and vulnerable people; promoting better services, with greater choice and accessibility that are fully integrated into local communities. 	<p>The Housing Strategy seeks to contribute to meeting a number of challenges including:</p> <ul style="list-style-type: none"> • Reducing Worklessness, through helping people to access employment, will increase the choices open to some residents in terms of housing, although much of this will be for low cost housing (rented and low cost home ownership). • Increasing the number of young people going to University will potentially increase the number of young returnees, increasing demand for higher quality rented and affordable home ownership. • Increasing the number of well paid jobs through successful inward investment and more effective business support will increase demand for housing in the most attractive neighbourhoods. • Improving connectivity, to allow more residents to access higher paid employment which will increase 	<ul style="list-style-type: none"> • The SA Framework should include objectives relating to the provision of housing to help meet the needs of Pendle's communities. • The SA Framework should include objectives and guide questions relating to the promotion of economic development, business growth and skills development.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	demand for high quality housing in those areas with the best connectivity to Manchester and Preston.	
Lancashire Enterprise Partnership (2014) Lancashire Strategic Economic Plan: A Growth Deal for the Arc of Prosperity 2015-2025		
<p>The Strategic Economic Plan seeks to contribute to a number of economic objectives including:</p> <ul style="list-style-type: none"> Establishing Lancashire as a the natural home for high growth companies, with a clear focus on maximising our competitive economic strengths, and a strong private sector business-base to underpin the future prosperity Lancashire; Reclaiming Lancashire's role as a national centre for advanced manufacturing by realising the potential of the area's strengths and capabilities in aerospace, automotive and energy supply chain sectors, which are amongst the strongest in the UK; Maximising the economic value of Lancashire's centres of research and innovation excellence, and establishing new links with other national centres and globally competitive business clusters located within the arc of prosperity; Refocusing the local skills system to make it more responsive to business skill demands, with local apprenticeship routes made more attractive and accessible to individuals and SME businesses; Strengthening and refreshing Boost, our business growth hub, and improving our strategic marketing capacity to attract new investors and occupiers; Driving forward the Enterprise Zone and City Deal as key engines of economic and housing growth; Creating the right conditions for business and investor growth by extending our Growing Places investment fund, to help unlock new development and employment opportunities across Lancashire; Ensuring major transport projects and investments are fully aligned with the delivery of key economic and housing growth priorities across Lancashire; and Developing complementary local growth accelerator strategies focused on change at the sub-area level, creating economic opportunities for local communities in the greatest need, of which the renewal of Blackpool is a key priority. 	<p>The Strategic Economic Plan seeks to achieve the following broad outcomes:</p> <ul style="list-style-type: none"> 50,000 new jobs; 40,000 new houses; and £3 billion additional economic activity, above the local trend rate. 	<ul style="list-style-type: none"> The SA Framework should include objectives and guide questions relating to the promotion of economic development, business growth and skills development. The Local Plan should include policies which plan to meet local housing and employment needs in a sustainable way.
Lancashire County Council (2009) Lancashire Climate Change Strategy 2009-2020		
<p>The Lancashire Climate Change Strategy sets out the long-term vision that Lancashire is "low carbon and well adapted by 2020".</p>	<p>The Lancashire Climate Change Strategy sets out a framework for working towards meeting the 2020 target of a reduction in CO₂ emissions by at least 30% relative to 1990 levels.</p>	<ul style="list-style-type: none"> The SA Framework should include objectives and guide questions relating to mitigating and adapting to the effects of climate change.
Authorities of the Lancashire Waste Partnership (2008) Rubbish to Resource Waste Management Strategy for Lancashire 2008-2020		

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>The Waste Strategy includes a number of objectives:</p> <ul style="list-style-type: none"> To recognise municipal waste as a resource. To minimise the amount of municipal waste produced. To maximise recovery of organic and non-organic resources. To deal with waste as near to where it is produced as possible. To minimise contamination of the residual waste stream. To minimise the amount of waste going for disposal to landfill. Where landfill does occur to minimise its biodegradable content. To effectively manage all municipal waste within the wider waste context. To develop local markets and manufacturing for recovered materials. To achieve sustainable waste management. To develop strong partnerships between local authorities, community groups and the private sector. To ensure services are accessible to all residents. 	<p>The strategy includes the following and targets:</p> <ul style="list-style-type: none"> Reduce and stabilise waste to 0% growth each year Continue to provide financial support for awareness raising, education campaigns and other initiatives Extend the three-stream collection to all households and to extend the segregated collection service to all households to include the collection of food waste for composting. Recycle and compost 56% of all waste by 2015, increasing to 61% by 2020 Recover 81% of all waste by 2015 and 88% by 2020 Reuse, recycle and compost 70% every year at each Household Waste Recycling Centre Provide a network of facilities to manage and treat Lancashire County Council and Blackpool Council's municipal waste. Create new native woodland across Lancashire and Blackpool with 2.5 million trees planted over the next 25 years 	<ul style="list-style-type: none"> The SA Framework should include objectives and guide questions related to minimise waste generation.
Regenerate Pennine Lancashire (2010) Northern Lights: Finding a Future for the Weaving Sheds of Pennine Lancashire		
<p>The Study identifies the importance that historic weaving sheds make to the Borough's town and landscapes and that such sheds can still make a positive contribution through re-use and conversion.</p>	No targets identified	<ul style="list-style-type: none"> The SA Framework should include objectives and guide questions relating the need to protect and enhance historic assets
Lancashire Economic Partnership (2009) The Lancashire Green Infrastructure Strategy		
<p>The strategy has seven key strategic objectives:</p> <ul style="list-style-type: none"> to improve quality of place; to improve health and well-being; to create the setting for investment; to enhance the tourism, recreation and leisure offer; to enhance biodiversity and ecosystem services; to adapt to and mitigate the effects of climate change; and to grow and develop the Regional Parks in Lancashire. 	<p>Some can be direct outputs:</p> <ul style="list-style-type: none"> access to green space – 95% of people having access to high quality green space within 100m of new build; increase in street trees in urban areas; +10% implementation of SUDS schemes for 100% of new residential build, woodland cover – increase from 6% to 10% by 2030, with intermediate targets; increase in footpaths and cyclepaths; 	<ul style="list-style-type: none"> The SA Framework should include objectives and guide questions relating to the provision of accessible green infrastructure.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> diversity and quality of the wildlife habitats; % of SSSIs in 'good' or 'recovering' status; and carbon storage – protection of upland peat bogs (primary) and sequestration through tree planting (secondary). 	
Lancashire Economic Partnership (2015) The Lancashire Skills and Employment: Strategic Framework 2016 – 2021		
<p>The purpose of the Strategic Framework is to:</p> <ul style="list-style-type: none"> Increase prosperity and economic growth; Deliver Strategic Economic Plan Priorities; Address issues of unemployment and economic inactivity; and Promote social inclusion, social cohesion, and equality and diversity. 	<p>The Strategic Framework seeks to achieve the following outcomes:</p> <ul style="list-style-type: none"> Improved school attainment levels in under performing schools across Lancashire. Reduction in Lancashire NEET figures. More Lancashire residents skilled at Level 3 and above. Greater number of apprenticeships at L3 and above. A greater number of graduates choosing to work in Lancashire. Less reported vacancies / skills shortages in key LEP sectors and areas of high replacement demand and growth. Greater number of employers investing in skills. A reduction in Lancashire unemployment figures. 	<ul style="list-style-type: none"> The SA Framework should include objectives which relate to economic growth and skills development.
Lancashire County Council (2013) Lancashire Health and Wellbeing Strategy		
<p>The Strategy sets the following vision:</p> <p>"Our vision is that every citizen in Lancashire will enjoy a long and healthy life"</p> <p>It includes a number of priorities for addressing health inequalities:</p> <ul style="list-style-type: none"> Reduce unemployment Increase income and reduce child poverty Strengthen communities Develop skills and lifelong learning 	<p>The Health and Wellbeing Strategy sets out the following goals:</p> <ul style="list-style-type: none"> Better health – we will improve healthy life expectancy, and narrow the health gap; Better care – we will deliver measureable improvements in people's experience of health and social care services; Better value – we will reduce the cost of health and social care. 	<ul style="list-style-type: none"> The SA Framework should include objectives relating to supporting healthy communities.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Reduce alcohol consumption and tobacco use Increase social support 		
Lancashire County Council (2000) Landscape Strategy for Lancashire and Landscape Character Assessment		
<p>This Assessment presents a full description and classification of the landscapes within the study area, together with an analysis of its geology and topography, and the historic evolution of patterns of land cover, land use and settlement. The Landscape Strategy includes a number of guiding principles for Lancashire's landscapes:</p> <ul style="list-style-type: none"> Recognise and enhance local distinctiveness; A positive approach towards landscape change; Adopt an integrated approach to landscape resources; and Monitor landscape change. 	<ul style="list-style-type: none"> No targets identified in the Strategy 	<ul style="list-style-type: none"> The Local Plan should promote the conservation and enhancement of landscape character and respond to aims identified in the Landscape Character Assessment. The SA Framework should include a specific objective relating to landscape.
Burnley and Pendle Borough Councils (2012) Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Burnley and Pendle		
<p>In May 2012 Burnley and Pendle Borough Councils commissioned the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford to produce a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.</p>	<p>The GTAA identifies no specific requirement for the provision of pitches in the Borough.</p>	<ul style="list-style-type: none"> The SA framework should include objectives relating to meeting housing needs, including of gypsies and travellers as even though no requirement has been identified in the Borough ad hoc planning applications may come forward during the plan period.
Regenerate Pennine Lancashire (2013) Pennine Lancashire Investment Plan (PLIP)		
<p>The Investment Plan sets out the overall approach to investment in the sub-region. Of particular relevance is the recognition of the importance of investing in:</p> <ul style="list-style-type: none"> Business and economic development Housing growth and place Physical and digital connectivity Skills 	<p>No targets are included in the Investment Plan.</p>	<ul style="list-style-type: none"> The SA Framework should include objectives relating to the economic investment.
Lancashire County Council (2021) Lancashire Flood Risk Management Strategy 2021-2027		
<p>The document adopts a vision that by 2027, Lancashire will be a flood resilient place responsive to risks, challenges and opportunities supporting a sustainable future for the people of Lancashire. Six priority themes are identified for delivering effective local flood risk management including:</p> <ul style="list-style-type: none"> Delivering effective Flood Risk Management Locally Understanding our Local Risks and Challenges 	<p>The document sets out policy responses, investments and actions to secure the delivery of the plan's vision aligned to its six themes. These themes are broken into a series of supporting objectives to secure their delivery and is implemented through a monitoring framework.</p>	<ul style="list-style-type: none"> The SA Framework should include objectives/guide questions relating to reducing flood risk from all sources and the promotion of SUDS to support resilient communities/developments.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Supporting Sustainable Flood Resilient Development. Improving Engagement with our Flood Family. Maximising investment and opportunities to better protect our Businesses and Communities. Contributing towards a Climate resilient Lancashire. 		
Maslen Environmental (2010) South Pennines Renewable and Low Carbon Energy Study		
The Study looks at the many environmentally friendly ways in which we can use the energy and heat generated by natural elements such as wind, water and the sun. It also looks at other possibilities such as biomass, where plant matter or waste is used to generate heat and electricity, and ground source heat pumps, which draw heat from the ground.	The study suggests that Pendle would need to generate 15.4MW of electricity and 11.8MW of heat by 2020 if it is to contribute to national requirements.	<ul style="list-style-type: none"> The SA Framework should include an objective/guide questions relating to renewable energy technologies.
Lancashire County Council (2007) Minimising Waste in New Developments SPD		
The SPD provides guidance to applicants seeking planning permission on minimising waste requirements in new developments.	No targets are included in the SPD.	<ul style="list-style-type: none"> The SA Framework should include an objective/guide questions relating to the minimisation of waste.
Lancashire County Council (2002) Lancashire Historic Landscape Characterisation Programme		
The Programme characterised historic landscapes across the County. In Pendle the predominant landscapes are Moorland, Ancient Enclosure and Post Medieval Enclosure.	No targets are included.	<ul style="list-style-type: none"> The SA Framework should include objectives/guide questions related to cultural heritage.
Lancashire County Council (2016) Securing our Health and Wellbeing, Report of the Director of Public Health and Wellbeing		
<p>The Report sets out the Director of Public Health and Wellbeing's vision is "to develop Lancashire into a safer, fairer and healthier place for our residents." The Report focuses on three main issues to address in Lancashire and more broadly:</p> <ul style="list-style-type: none"> we have been adding years to our lives but not necessarily life to our years; addressing health inequalities needs action across the social gradient within our county and not just in the most deprived communities; and that protecting and promoting good health is not just a social issue but also crucial for our local and national economy. 	<p>The Report sets out a number of Key Actions under four key themes:</p> <p>Create the conditions for wellbeing and health</p> <p>A Ensure a best start in life for our children and young people, including systematically implementing the healthy child across Lancashire.</p>	<ul style="list-style-type: none"> The SA Framework should include objectives/guide questions related to health and wellbeing.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<p>B Achieve year on year improvement on all the Marmot indicators for socioeconomic and environmental determinants of health.</p> <p>C Systematically proliferate the grass roots community development approaches that we have already got to mobilise and build community capacity to improve our resilience, health and wellbeing.</p> <p>D Promote healthy living environments by addressing the variation in road safety (particularly for children), housing standards and fuel poverty, and access to green space, cycling and walking paths across Lancashire.</p> <p>E Facilitate the development of a Dementia Friendly Lancashire by supporting the dementia friendly communities and programmes to support raising awareness, early detection and supporting people with dementia.</p> <p>Enable Sustainable behaviour and lifestyle changes</p> <p>F Continue to enable the citizens of Lancashire to adopt healthier lifestyles through a comprehensive behaviour change approach to tackle smoking, physical inactivity, obesity, alcohol consumption.</p> <p>G Promote workplace wellbeing by encouraging the businesses and other public sector bodies in Lancashire to adopt the workplace wellbeing charter.</p> <p>Ensure we have a joined up public service to provide right care at the right time at the right place</p> <p>H Adopt a neighbourhood based approach to identify and deliver care, particularly in supporting the most vulnerable and complex individuals and families across all ages through a joined up targeted early help and crisis support across the public services sector.</p>	

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<p>I Improve access to support emotional wellbeing of our children and young people and social isolation/loneliness in older people.</p> <p>J Support individuals with long term conditions and their carers with self-management tools to promote their independence and reduce emergency admissions.</p> <p>K Achieve continuous improvement on the quality of care and savings opportunities across the care pathways from prevention to end of life care, and supporting complex individuals as identified by the NHS Right Care programme.</p> <p>Develop the right environment for public service innovation and improvement</p> <p>L Develop a digital roadmap that embraces the opportunities presented by the digital technologies, internet and the social media to achieve the Triple Aim.</p> <p>M Support the development of core competencies for place based working across the public sector workforce, including their ability to make every contact count to improve the wellbeing of the residents and communities they serve.</p>	
Lancashire Partnership for Road Safety (2016) Towards Zero Lancashire: Road Safety Strategy for Lancashire 2016-2026		
<p>The Strategy sets out a vision that 'people are safe and feel safe on Lancashire's roads' with four aims:</p> <ol style="list-style-type: none"> 1. Reduce road traffic fatalities by user group and age 2. Reduce severity and numbers of road traffic injuries by user group and age 3. Improve outcomes for vulnerable road users 4. Improve and change road safety attitudes and behaviours 	<p>The strategy sets out a focus on delivering four key priorities:</p> <ol style="list-style-type: none"> 1. Coordinated and evidence based response to road safety. 2. Enabling, engaging and educating individuals and communities to influence road user attitudes and behaviour. 3. Intelligence led enforcement. 4. Engineering for safety. 	<ul style="list-style-type: none"> • The SA Framework should include a guide question(s) related to addressing road safety concerns.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Safer Lancashire Partnership (2017) Lancashire Community Safety Agreement 2017 – 18		
<p>The Community Safety Agreement sets out how the Partnership will work together to address the community safety priorities for Lancashire. It is owned by the Lancashire Chief Executives Group, as the Community Safety Strategy Group, which brings together representatives from the responsible authorities to set the strategic direction and coordinate partnership activity to tackle crime and disorder. The Safety Agreement identifies the top crime and anti-social behaviour categories across Lancashire as:</p> <ul style="list-style-type: none"> • Violence against the person • Domestic abuse • Child sexual exploitation (CSE) • Anti-social behaviour (ASB) • Road safety 	<p>The Safety Agreement aims to develop a dashboard on which to monitor priorities and actions.</p>	<ul style="list-style-type: none"> • The SA Framework should include a guide question(s) related to addressing crime and the fear of crime.
Local Plans and Programmes		
Pendle Borough Council (2015) Pendle Local Plan Part 1: Core Strategy 2011 – 2030		
<p>The Pendle Local Plan Part 1: Core Strategy forms part of the current development plan for Pendle. The new Local Plan will replace the Core Strategy at adoption. Until such time policies of the Core Strategy will continued to be applied according to their consistency with national planning policy. The Core Strategy sets out the current:</p> <ul style="list-style-type: none"> • Spatial Vision; • Strategic Objectives; • Level of development and broad distribution; • Strategic policies to guide development; • Allocation of two strategic employment sites <p>The Core strategy identified the following Strategic Objectives:</p>	<p>The Core Strategy contains various targets based on its supporting evidence and national planning policy and legislative requirements which were relevant at the time of the plan's adoption in 2015.</p> <p>This evidence base will need to be reviewed and updated as part of the plan preparation process, in turn informing new targets and indicators which are to be determined through the preparation of the new local plan.</p>	<ul style="list-style-type: none"> • None. New requirements will be adopted informed by evidence undertaken in support of the preparation of the Local Plan.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ol style="list-style-type: none"> 1. Establish a hierarchy of settlements to assist regeneration by directing growth to the most sustainable locations and promoting the re-use of existing buildings and Brownfield sites. 2. Ensure that the infrastructure is capable of supporting both new and existing development, thereby helping to create sustainable communities. 3. Promote high quality design in new developments, our streets and public spaces, to create fully accessible, attractive and safe places to live, learn, work, play and visit. 4. Respond to the causes and potential impacts of climate change through a process of prevention, mitigation and adaptation. 5. Deliver quality housing that is both appropriate and affordable for current and future residents, contributing to the creation of a balanced housing market. 6. Strengthen the local economy by facilitating economic growth, particularly where it supports economic diversification and rural regeneration. 7. Increase the choice, variety and quality of the retail offer and promote uses that contribute to the creation of a well-balanced, safe and socially inclusive night-time economy in our town centres. 8. Reduce inequalities by ensuring that new community, education and health care facilities and their services are fully accessible. 9. Protect, enhance and improve access to our green open spaces, sport and recreation facilities to improve health and well-being through the promotion of more active lifestyles, encouraging a greater appreciation of the enjoyment they provide and the valuable contribution they may make to biodiversity, landscape, the local economy and carbon reduction. 10. Ensure that new development respects our natural and historic environments, by seeking to protect, maintain and enhance those sites and habitats (including their wider settings) which are valued for the positive contribution they make to the character of our landscape, townscape or biodiversity. 11. Deliver a safe, sustainable transport network that improves both internal and external connectivity, reduces the need to travel by car, supports long-term growth and contributes to an improved environment. 		
Pendle Borough Council (2006) The Replacement Pendle Local Plan 2001 – 2016		
<p>Specific saved policies of the Replacement Local Plan continue to form part of the development plan of Pendle. The new Local Plan will replace these policies at adoption. Until such time policies of the replacement Local Plan will continued to be applied according to their consistency with national planning policy.</p>	<p>The Replacement Pendle Local Plan includes a range of targets. The Adoption of the Core Strategy and associated monitoring framework largely replaces the targets in the plan. These in turn will be superseded by those within the new Local Plan.</p>	<ul style="list-style-type: none"> • Once adopted, the Local Plan will supersede the remaining policies contained with the Replacement Local Plan.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>The policies contained with the Replacement Pendle Plan that will wholly remain in place until the adoption of the of the Local Plan include:</p> <p>12 Maintaining Settlement Character</p> <p>16 Landscaping in New Development</p> <p>22 Protected Employment Areas</p> <p>26 Non-shopping Uses in Town Centres & Local Shopping -Areas</p> <p>27 Retail & Service Land Provision</p> <p>31 Parking</p> <p>38 Telecommunications - Policy</p> <p>39 Equestrian Development</p> <p>Other policies have either been totally or partially replaced by the Core Strategy. Where policies partially remain until adoption of the Local Plan, weight in decision according to consistency with the NPPF.</p>		
Pendle Borough Council (2011) Bradley Area Action Plan 2011 – 2021		
<p>The Bradley Area Action Plan (AAP) was adopted by Pendle Borough Council in 2011. The vision for Bradley at the end of the AAP period (2021) is:</p> <p>“Bradley is a vibrant, sustainable mixed-use community adjacent to Nelson town centre. The area provides a range of housing types and tenures and is home to a diverse community. The high quality environment maintains the heritage integrity of the area and respects its industrial past. Walverden Water and the riverside parks are popular, well used and a key element of local distinctiveness. Bradley is an area of housing choice where people are proud to live and work.”</p> <p>The Local Plan will replace the Bradley Area Action Plan on adoption.</p>	<p>The AAP includes a number of targets:</p> <ul style="list-style-type: none"> • To reduce the number of private homes that are empty for 6 months or more to 8.15% by 2016, from a baseline of 11.8% in 2008 • To diversify the housing offer in the AAP area by building: 9 new homes by 2013; 48 new homes by 2017, 75 new homes by 2021. • At least 50% of these homes should have three or more bedrooms. • To reduce open space deficiency by creating 0.87 ha of green space and one equipped area for play by 2017 • To develop 0.38ha of employment land by the end of 2013/14 	<ul style="list-style-type: none"> • The Local Plan should seek to provide policies to promote and manage growth within the urban ward close to the centre of Nelson • The SA Framework should include guide questions relating to the centre of Nelson and areas close to it.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Pendle Borough Council (2005) Brierfield Canal Corridor (Housing) Planning Brief Supplementary Planning Document (SPD)		
<p>The SPD</p> <ul style="list-style-type: none"> Set out in detail the opportunities and attributes of the area. Provide the background to bringing forward the regeneration of the Brierfield Canal Corridor Area. Guide development to ensure that the future uses and development meets the policy requirements of Pendle's Local Plan and the aspirations of the Council. Ensure that the regeneration of the area provides overall benefits not only to Brierfield but to Pendle as a whole. Provide key urban design standards and principles to guide the future development of the sites. 	<p>No targets are included although a number of proposals are set out in the SPD.</p>	<ul style="list-style-type: none"> The Local Plan should promote policies which will have a positive effect on the Brierfield Housing Regeneration Priority Area. The SA Framework should include guide questions relating to regeneration.
Pendle Borough Council (2008) Conservation Area Design and Development Guidance Supplementary Planning Document (SPD)		
<p>The SPD includes a number of objectives:</p> <ul style="list-style-type: none"> To ensure new development will preserve or enhance the character of conservation areas and their settings in line with distinct settlement characteristics identified in conservation area appraisals; To provide guidance on the contribution of individual buildings and groups of buildings to the character of conservation areas and to provide information so that new development and repairs can respect this; To ensure that new development takes account of historic street patterns and built form, whilst encouraging improved linkages and accessibility; To ensure that new development respects and contributes to the overall quality of the roofscape and skyline, whilst acknowledging opportunities for design and improvement; To ensure that valued views and vistas are considered and where possible enhanced in the siting of new development, including proposals which are outside conservation areas but may affect views in or out; To ensure the use of traditional or other appropriate materials that preserve or enhance the character and appearance of conservation areas; To retain and where possible enhance the natural environment and landscape, including protecting and improving areas of open space and landscaping; To ensure the consideration of sustainability issues in the design of development and in the sourcing of materials within conservation areas; To encourage sustainable communities by supporting and facilitating the continued use and re-use of existing buildings, where they are considered to contribute positively to the character of conservation areas. 	<p>No targets are included in the SPD.</p>	<ul style="list-style-type: none"> The Local Plan should promote sustainable design and construction which has regard to the historic character of the Borough and reinforces the importance of the historic environment. The SA Framework should include guide questions relating to the historic environment and ensuring development has regard to character and setting of historic assets.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Pendle Borough Council (2009) Design Principles Supplementary Planning Document (SPD)		
<p>The SPD includes a number of objectives:</p> <ol style="list-style-type: none"> 1. To ensure that development is sustainable. 2. To provide guidance regarding householder development to support and improve the design and quality of planning applications and provide greater certainty and consistency for customers. 3. To require that householder development positively contributes to the character of residential areas. 4. To ensure that householder developments do not as a result of their design, scale, massing and orientation have an unduly adverse impact on amenity. 5. To require that changes to the frontages of commercial premises including shop-fronts, security and signage positively contribute to the character of commercial frontages. 6. To ensure the good quality and sustainability of design of commercial frontages. 7. To require that security measures on commercial frontages are of an appropriate quality of design. 8. To provide guidance regarding changes to shop-front design, attachment of security features, and positioning and design of signage. 9. To retain and where possible enhance the natural environment, by protecting areas of landscape value and minimising any disturbance to protected species. 	<p>No targets are included in the SPD.</p>	<ul style="list-style-type: none"> • The Local Plan should promote sustainable design and construction. • The SA Framework should include guide questions relating to sustainable design and construction.
Pendle Borough Council (2010) Railway Street Neighbourhood, Brierfield Supplementary Planning Document (SPD)		
<p>The SPD includes a number of objectives:</p> <ol style="list-style-type: none"> 1. Provide a framework for the Railway Street Masterplan to assist in taking forward the regeneration of the area and to secure investment in the area. 2. Set out the regeneration and planning context for development in the Railway Street neighbourhood area to create developer confidence and to ensure that development proposals coming forward meet the relevant planning requirements. 3. Provide detailed development guidance relating to the two proposed development sites within the Railway Street neighborhood. 4. Ensure a high quality of urban design in all new development brought forward throughout the Railway Street neighborhood area. 	<p>The SPD sets out a number of detailed design principles of the regeneration of the site.</p>	<ul style="list-style-type: none"> • The Local Plan should include policies which will help to promote the Railway Street Masterplan delivery. • The SA Framework should include guide questions relating to regeneration.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
5. Provide further information and guidance on both existing planning policy in the development plan and national planning policy guidance.		
Barrowford Parish Council (2019) Barrowford Neighbourhood Plan		
<p>The made Barrowford Neighbourhood Plan has the following vision:</p> <p>"In 2030 Barrowford will be a vibrant, sustainable community which embodies the feel and values of a large settlement with many historic features. It will comprise a wide variety of housing types suiting the needs of all sections of society and offer increased opportunities for higher paid employment. Development of niche shopping and enhanced nightlight will confirm Barrowford as a growth centre for tourism and leisure within Pendle and make it a well-known visitor destination both locally and regionally."</p> <p>The Barrowford Neighbourhood Plan sets the following objectives:</p> <ul style="list-style-type: none"> - To achieve a level of new housing which is appropriate to the settlement and its level of public services and infrastructure. - To provide an appropriate level of services and provision to serve the settlement. - To achieve better connectivity within and outside the NDP area. - To support and allow for the growth of new business and retail. - To protect and enhance open spaces both informal and formal as assets for the community to enjoy. - To enhance and conserve the natural environment. - To enhance and conserve heritage assets and designated Newbridge as a new character area. 	<p>No targets relevant to the Local Plan are included within the Barrowford Neighbourhood Plan.</p>	<ul style="list-style-type: none"> • The SA Framework should include objectives and guide questions relating to the development of suitable housing, employment and open space provision within Barrowford.
Colne Town Council (Emerging) Colne Neighbourhood Plan		
<p>The Colne Town Council area was designated as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan on 17th November 2016. A draft version of the Plan was consulted upon in November-December 2020.</p> <p>The draft plan has the following vision:</p> <p>"To further develop Colne as an attractive and thriving area that promotes and protects its natural and built heritage and provides good quality of life with improved connectivity, facilities and services for residents and visitors alike".</p> <p>The draft plan contains the following objectives:</p> <ul style="list-style-type: none"> - To maintain and enhance the vitality and viability of Colne as a market town. - To protect, conserve and enhance the historic environment and character of Colne. - To protect and conserve the town's natural environment. - To support future housing growth. - To protect local green spaces and open spaces within the town. - To ensure appropriate transport and other infrastructure is in place to support new development. 	<ul style="list-style-type: none"> - Establishes a Town Centre redevelopment zone. - Identifies a capacity for around 808 dwellings at 28 sites. - 14 sites are identified as Local Green Space. - 10 sites are identified for sport and recreation. - 14 sites are identified for allotments. - Establishes a series of key views into and out of the town to be protected. 	<ul style="list-style-type: none"> • The SA Framework should include objectives and guide questions relating to the development of suitable housing, employment and open space provision within Colne.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> - To conserve valued landscape features. - To ensure that the design and appearance of future development helps to maintain Colne's rural identity and character. <p>The final version of the Colne Neighbourhood is anticipated to be submitted to the Council shortly.</p>		
Kelbrook and Sough Parish Council (Emerging) Kelbrook and Sough Neighbourhood Plan		
<p>Kelbrook and Sough Parish was designated as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan on 24th August 2017. The Neighbourhood Plan was submitted to the Council for its examination in February 2022, with a consultation on the submission draft concluding in April 2022. At the time of writing the Neighbourhood Plan was subject to examination.</p>	<ul style="list-style-type: none"> - Establishes a series of spaces as green spaces for protection from unsuitable forms of development. - Allocates two sites for housing development with a cumulative capacity of around 20 dwellings. - Identifies a list of non-designated heritage assets. - Identifies two character areas wherein built form is considered to be distinct. 	<ul style="list-style-type: none"> • The SA Framework should include objectives and guide questions relating to the development of suitable housing, employment and open space provision within Kelbrook and Sough.
Trawden Parish Council (2019) Trawden Forest Neighbourhood Plan		
<p>The made Trawden Forest Neighbourhood Plan has the following vision:</p> <p>"For Trawden Forest to be a self-sustaining, harmonious and vibrant community that offers its residents a safe, friendly and thriving environment in which to live and play, and also offers a natural and historic environment which encourages others to visit and experience our beautiful countryside and rich heritage."</p> <p>The Trawden Forest Neighbourhood Plan contains the following objectives:</p> <ul style="list-style-type: none"> - Protect the existing character and distinctiveness of the villages within the Parish of Trawden Forest. - Meet the demand for housing. - Address the serious parking problems in the villages. - Support Trawden Forest's amenities. - Encourage tourism and protect open spaces. 	<ul style="list-style-type: none"> - Allocates five site for development with a cumulative capacity of 39 dwellings. - Requires at least 20% affordable housing at these sites. - No net loss of community building or heritage asset. - Incorporate features to improve environmental performance and/or reduce carbon emissions. 	<ul style="list-style-type: none"> • The SA Framework should include objectives and guide questions relating to the development of suitable housing, employment and open space provision within Trawden.
Pendle Borough Council (2013) Jobs and Growth Strategy for Pendle 2013 – 2023		
<p>The Jobs and Growth Strategy for Pendle sets out the following Vision:</p> <p>"A vibrant economy that creates high quality jobs to support business growth which leads to a prosperous population."</p> <p>This Jobs and Growth Strategy sets out the priority actions that aims to stimulate the Pendle economy to grow as Britain emerges from the economic problems of the previous five years. This revolves around five key priority outcomes:</p> <ul style="list-style-type: none"> • A supply of available and suitable employment land that meets business needs and in particular a strategic employment site in an appropriate location in the M65 Growth corridor. 	<p>The Strategy's 'Progress Report' reports on the following indicators for the Borough:</p> <ul style="list-style-type: none"> • The number of people employed; • The number of active enterprises; • The number of business births. 	<ul style="list-style-type: none"> • The Local Plan should support the delivery of the Jobs and Growth Strategy for Pendle insofar it remains relevant and consistent with wider strategies. • The SA Framework should include objectives/guide questions relating to the promotion of economic development, skills, investment in transport infrastructure and housing.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • A more diverse economy with increasing numbers of high value jobs. • Focus on developing high growth businesses especially in the advanced manufacturing sector. • A comprehensive programme of support for companies to enable them to maintain a competitive advantage and stimulate private sector investment. • Work with schools to make students aware of the job opportunities locally and seek to boost levels of aspiration and attainment. • Companies moving their products up the value chain providing increasing numbers of skilled job opportunities. • Improved links between Nelson and Colne College and local companies to ensure that both have an effective understanding of each other's needs. • Reduction in the number of NEETs (16 -18 years olds who are not in education, employment or training) and increase the number of apprenticeships. • A new Colne - Foulridge bypass to improve journey times, reduce congestion and improvement in roads linking into Junctions 12 and13 on the M65 to open up opportunities for economic growth. • Increase the number of businesses using superfast broadband. • A more diverse mix of high quality and sustainable housing that meets the need of a growing population. • A campaign to raise the profile of Pendle as a place to live work and play. 		
Pendle Borough Council (2021) Nelson Town Centre Draft Masterplan		
<p>The objectives for Nelson (2020-2035) include:</p> <ul style="list-style-type: none"> • Instil pride and a strong sense of identity and belonging to create a cohesive and welcoming community. • Ensure that public service provision meets the needs of all residents. • Increase confidence and aspiration to succeed. • Provide better choice of housing through renewal and new build. • Support health and wellbeing through access to quality open spaces, active walking and cycling routes and responsive recreation and leisure provision. • Reinforce the town's role as a key service centre. • Drive resilience and growth through a diverse business base. • Re-energise and breathe new life into heritage assets and redundant buildings. • Enhance digital and physical connections to support inclusion and economic growth. 	<p>Targets include:</p> <ul style="list-style-type: none"> • Repurposing Pendle Rise • Diversification of the Town's offer • Revitalise vacant and underutilized sites and buildings. • Delivery of modern energy efficient homes • Enhance town centre environment • Ensuring our car parks support the town • Raise Nelson's profile • Harness our growing our catchment • Champion local 	<ul style="list-style-type: none"> • The Local Plan should support the delivery of the Jobs and Growth Strategy for Pendle. • The SA Framework should include objectives/guide questions relating to the promotion of town centre enhancements, residential, retail and leisure development. • Ensure that policies of the Local Plan support and align with the objectives/targets of the Nelson Masterplan where relevant.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Pendle Borough Council (2014) Housing Strategy Refresh		
<p>The Housing Strategy refresh includes the following vision: 'To have a balanced housing market which, supports economic growth and social well-being in Pendle. We will maximise the potential of our housing markets, to diversify and improve the housing offer; to ensure it is attractive and affordable, and meets the needs and aspirations of our communities. We will transform Pendle into a place where people, across the Borough, choose to live, work and invest.'</p> <p>It includes three objectives:</p> <p>1: To ensure a sufficient quantity, quality, and appropriate type of housing supply, to meet the economic growth aspirations and social needs of Pendle.</p> <p>2: To develop sustainable neighbourhoods that can retain and attract successful households, reducing the disparities between neighbourhoods and providing linkages to economic growth and employment opportunities; improving the economic performance of Pendle.</p> <p>3: To meet the housing, health and support needs of residents and vulnerable people; promoting better services, with greater choice and accessibility that are fully integrated into local communities.</p>	<p>The Housing Strategy includes a broad range of actions across a number of cross cutting themes related to tackling homelessness, reducing the number of empty homes and improving access to services.</p>	<ul style="list-style-type: none"> The SA Framework should include an objective and guide questions related to the provision of housing and access to relevant services.
Pendle Partnership (2008) Our Pendle Our Future: Pendle's Sustainable Community Strategy 2008-2018		
<p>The Sustainable Community Strategy includes a number of goals:</p> <ol style="list-style-type: none"> Support confident communities Create and sustain a dynamic, competitive and healthy local economy Create a vibrant housing market Make communities safer Improve health and 	<p>The Sustainable Community Strategy includes a number of goals relevant to the Local Plan:</p> <ul style="list-style-type: none"> Provide opportunities for people of different backgrounds to work and play together Increase the number of working age adults in work Increase the number of 16-18 year olds in education, training and jobs Reduce the number of empty properties in Pendle Reduce anti-social behaviour and crime Improve street cleanliness Reduce infant mortality Reduce alcohol and drugs misuse 	<ul style="list-style-type: none"> The SA Framework should include objectives and guide questions related to social cohesion, community facilities and access to services.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>wellbeing</p> <p>6. Care for our surroundings</p> <p>7. Care for our future generations</p> <p>8. Improve quality of life for older people</p>	<ul style="list-style-type: none"> • Give children and young people the opportunity to take part in activities, including play, leisure and sport • Raise standards in schools in our deprived wards • Reduce the impact of poverty on the health or our children and young people • Improve the health and emotional wellbeing of older people 	
Pendle Borough Council (Various Dates) Pendle Conservation Area Maps and Appraisals		
<p>These maps and appraisals define the spatial extent of Conservation Areas and examine the key elements that contribute to their architectural and historic character:</p> <ul style="list-style-type: none"> • Albert Road, Colne Appraisal and Map • Barnoldswick Appraisal and Map • Barrowford Appraisal and Map • Brierfield Mills Appraisal and Map • Calf Hall and Gillians Appraisal and Map • Carr Hall Road Appraisal and Map • Carr Hall and Wheatley Lane Appraisal and Map • Corn Mill and Valley Gardens, Barnoldswick Appraisal and Map • Earby Appraisal and Map • Edge End, Nelson Appraisal and Map • Greenfield Map • Higham Appraisal and Map • Higherford Appraisal and Map • Lidgett and Bents, Colne Appraisal and Map • Lomeshaye Appraisal and Map • Newchurch and Spen Brook Map • Primet Bridge, Colne Appraisal and Map • Scholefield and Coldweather, Nelson Appraisal and Map • Sabden Fold Appraisal and Map • Southfield Conservation Appraisal and Map • Trawden Forest Appraisal and Map • Whitefield Appraisal and Map • Whitehough, Barley Map 	<p>These documents provide information on the architectural and historic character of the specific areas.</p>	<ul style="list-style-type: none"> • The Local Plan should take account these documents as sources of information to ensure a consistent approach. • The SA Framework should include objectives and / or guide questions relating to the conservation and enhancement of the Borough's cultural heritage assets

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Pendle Borough Council (2018) Pendle Green Infrastructure Strategy		
<p>The main aim of the strategy is to:</p> <p>“Support the protection, enhancement and provision of green infrastructure in Pendle by highlighting locations which are most in need of investment, and to justify the need for investment”</p> <p>Leading on from this, the wider objectives of the strategy include:</p> <ul style="list-style-type: none"> Promoting more active lifestyles thereby improving people’s health and wellbeing. Providing places for outdoor recreation and play. Creating, maintaining and improving wildlife habitats and giving people access to nature. Helping to mitigate the effects of climate change, making the areas more resilient. Providing a network of multi-functional spaces which allow for the movement of people and wildlife, including the establishment of an ecological network. Creating attractive environments for people to live and work. Preserving landscape character. 	<ul style="list-style-type: none"> Maintain and enhance existing networks of GI. Encourage access to GI Expand GI network and increase connectivity of GI. 	<ul style="list-style-type: none"> The Local Plan will need to take account of the emerging evidence on green infrastructure assets. The SA Framework should include objectives relating to green infrastructure.
Pendle Borough Council (2016) Pendle’s Cycling Strategy 2016-2021		
<p>The Strategy includes the following objectives:</p> <ul style="list-style-type: none"> To build on and improve cycling infrastructure across Pendle Promote cycling to work and school To promote cycle tourism To promote health and wellbeing. 	<p>The Strategy includes a number of milestones:</p> <ul style="list-style-type: none"> Increased off-road cycle paths in Pendle and improved access into the main towns as well as into neighbouring boroughs and into Yorkshire. Cross stakeholder engagement and partnership working. Create 4 easy cycle routes by March 2016. Double the number of people who cycle by 2025. 	<ul style="list-style-type: none"> The SA Framework should include an objective relating to promoting the use of sustainable methods of transport.
Pendle Borough Council (2019) Pendle Open Space Audit		
<p>The Audit considered open space provision across the Borough in terms of quality and quantity. No objectives are included.</p>	<ul style="list-style-type: none"> Additional open space provision needed across the Borough, with multiple quantity standards not met in the wards of Blacko and Higherford, Clover Hill, Horsfield, Old Laund Booth and Walverden. 	<ul style="list-style-type: none"> The SA Framework should include an objective/guide questions relating to the provision and enhancement of open space within the Borough.

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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> Improved access to open space is required at a local level. 	
Pendle Borough Council (2010) Pendle Biodiversity Audit		
The Audit considered the extent, and type, of designated environmental assets with the Borough.	The Audit did not include any targets or indicators.	<ul style="list-style-type: none"> The SA Framework should include an objective/guide questions related to the protection and enhancement of the Borough's designated natural environment assets
Pendle Borough Council (2007) Pendle Parks Strategy 2007-2017		
<p>Developed to offer strategic guidance for the future design, provision and enhancement of Parks in Pendle. The approach ensures that Pendle's parks will meet the changing needs and wishes of local residents and visitors to the area, so that they continue to be appreciated well-used.</p> <p>Key objectives are to:</p> <ul style="list-style-type: none"> Retain the current wide variety of parks to serve the Borough's different communities Build on the strengths and individuality of each park, rather than seeking to provide a standard range of attractions in all parks Increase the variety of activities and attractions in parks, where this is compatible with the characteristics of individual parks Ensure that the Borough's parks are perceived as safe and accessible for all sections of the community Improve the quality and accessibility of children's play areas Integrate environmental concerns into the management of parks, to increase the variety of wildlife in the Borough. Promote Pendle's parks as a means of improving economic and health benefits to the local area and population. 	The strategy identifies a number of key actions, but targets and indicators are set-out in the annual action plan.	<ul style="list-style-type: none"> The SA Framework should include an objective/guide questions related to the enhancement of the Borough's parks and the importance of parks within urban areas.

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Pendle Borough Council (2013) Private Sector Housing Renewal Policy		
<p>The Private Sector Housing Renewal Policy translates available resources into assistance for the residents of Pendle.</p> <p>It forms an important element of the Sustainable Community Strategy (2008-18) and Pennine Lancashire Housing Strategy (2009-2029) and should be considered within that context.</p>	<p>The Policy includes a number of outcomes related to improving the condition and quality of housing in the Borough.</p>	<ul style="list-style-type: none"> The SA Framework should include an objective/guide questions related to the delivery of an appropriate quantity of new housing of a type and tenure to meet identified need.
Rossendale , Pendle & Burnley Councils (2016), Rossendale, Pendle and Burnley Playing Pitch Strategy, Action Plan & Assessment Report		
<p>The strategy identifies the quantity and quality of playing pitches across three neighbouring boroughs.</p>	<p>Targets and indicators are set-out in the accompanying Action Plan.</p>	<ul style="list-style-type: none"> The SA Framework should include an objective related to the protection and enhancement of open space (including playing pitch provision) to meet identified need.
Pendle Borough Council (2017) Pendle Review of Indoor Sports Facilities		
<p>The assessment considers local provision for the seven types of indoor sports facilities for which Sport England regularly collects data in its Active Places Power surveys. Where possible analysis of data in the Local Sport Profile and use of the Sports Facilities Calculator is used to indicate possible deficiencies in provision.</p>	<p>Not known at this stage.</p>	<ul style="list-style-type: none"> The SA Framework should include an objective related to the protection and enhancement of community facilities (including indoor sports facilities) to meet identified need.
Pendle Borough Council (2021) Pendle Strategic Flood Risk Assessment Part 1		
<p>Models flood risk across the Borough. Tests site options for their flood risk from all sources making recommendations regarding their potential allocation and/or delivery. Part 1 assessment provides scope for detailed part 2 assessed where necessary.</p>	<p>Presentation of flood risk information to be taken into account at the site selection stage with associated guidance.</p>	<ul style="list-style-type: none"> The SA Framework should include an objective related to flood risk and drainage.

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Neighbouring Local Plans and Programmes		
Craven District Council (2019) Craven Local Plan		
<p>The adopted Local Plan sets out the spatial strategy, strategic policies and development management policies for the District outside of the Yorkshire Dales National Park over the plan period to 2032. The Local Plan sets out development requirement targets, directs and allocates land for development and specific uses.</p> <p>It has recently been announced that a restructure of Local Government in North Yorkshire will take over the next few years. The preferred option of the Government is a single North Yorkshire unitary.</p>	<p>The emerging plan identified the requirement for 4,600 (net) additional dwellings between 2012 and 2032 at an annual rate of 230 dpa. West Craven has close social, cultural, economic and environmental linkages with Craven DC. Cross Hills/Glusburn/Cowling are also located close to Colne and Trawden and share social and economic ties with cross boundary community. Policies relating to housing, economic development and transport in both authorities may impact each other. The Leeds and Liverpool Canal is a shared recreational, cultural, and ecological asset.</p>	<ul style="list-style-type: none"> The potential for interaction/cumulative effects as a result of the Craven Local Plan and the new Local Plan is limited taken into account limited connections between the two authorities. The scope and extent of such interactions will be assessed through the plan preparation process as informed through cross boundary discussions.
Bradford Metropolitan Borough Council (emerging) Bradford Core Strategy Partial Review		
<p>Bradford Metropolitan Borough Council is currently reviewing its Core Strategy following a change in housing needs for the City following the introduction of the standard methodology. The Council consulted on its preferred options in 2019, with further preferred options consulted on in 2020.</p>	<p>The adopted plan contains a requirement for 30,672 dwellings over the period 2020-2038. The Council does not propose to meet the requirement of the NPPF for the authority to accommodate a 35% uplift as required by the 2021 NPPF. To date no request has been received from Bradford Council for Pendle to accommodate some of this unmet housing needs. There are limited connections between Pendle and Bradford. Issues primarily relate to the South Pennines SSSI/SPA/SAC with some commuting links. The draft plan adopts an urban centric focus for meeting the Borough's housing requirement with the majority of this centred towards the City of Bradford Regional Centre. Relatively limited growth is planned near to the boundaries of Pendle.</p>	<ul style="list-style-type: none"> The potential for interaction/cumulative effects as a result of the Bradford Local Plan and the new Local Plan is limited taken into account limited connections between the two authorities. The scope and extent of such interactions will be assessed through the plan preparation process as informed through cross boundary discussions.
Calderdale Metropolitan Borough Council (2023) Calderdale Local Plan		
<p>The Local Plan sets development targets, defines the spatial strategy, directs and allocates land for development and specific uses in Calderdale, sets out strategic policy and development management policy.</p>	<p>At submission, the Calderdale Local Plan contained a requirement for 14,950 new homes over the period 2018/19 to 2032/33. There are limited connections between Pendle and Calderdale with no formal vehicle link. Issues primarily relate to the South Pennines SSSI/SPA/SAC.</p>	<ul style="list-style-type: none"> The potential for interaction/cumulative effects as a result of the Calderdale Local Plan and the new Local Plan is limited taken into account limited connections between the two authorities. The scope and extent of such interactions will be

Appendix 1: Plans and Programmes

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
		assessed through the plan preparation process as informed through cross boundary discussions.
Burnley Borough Council (2018) Burnley Local Plan		
The adopted Local Plan sets out the spatial strategy, strategic policies and development management policies for the Borough over the plan period to 2032. The Local Plan sets out development requirement targets, directs and allocates land for development and specific uses.	The adopted plan identifies a requirement for 3,880 (net) new dwellings per year from 2012-32. Pendle and Burnley form a shared housing market. There are strong economic, environmental and social links between the two boroughs, with the M65 Corridor forming an extended urban area with Burnley-Padiham.	<ul style="list-style-type: none"> There is potential for interaction between the emerging Local Plan and policies and programmes of the adopted Burnley Local Plan leading to cumulative effects. Burnley and Pendle share a common housing market, are within the same TTWA, and have strong economic, social and environmental connections. Cross boundary interactions will be required to be taken into account and addressed through the evidence base and where relevant sites and policies.
Ribble Valley Borough Council (2014) Ribble Valley Core Strategy 2008 – 2028		
<p>The Ribble Valley Core Strategy was adopted in December 2014. It sets out the strategic vision and objectives and a series of policies to guide development in the Borough.</p> <p>Ribble Valley Borough Council has recently announced that it is preparing a new Local Plan. No draft is currently available of this plan.</p>	The Core Strategy makes provision to deliver 5,600 dwellings in the Borough between 2008 and 2028. Pendle does not fall in the same housing market area as Pendle however. Shared interest include limited commuting links, rural planning issues and issues relevant to the management, protection and enhancement of the Forest of Bowland Area of Outstanding Natural Beauty.	<ul style="list-style-type: none"> The potential for interaction/cumulative effects as a result of the Ribble Valley Local Plan and the new Local Plan is limited taken into account limited connections between the two authorities. The scope and extent of such interactions will be assessed through the plan preparation process as informed through cross boundary discussions.

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	<ul style="list-style-type: none"> Will it provide a range of housing types and tenures to meet the current and emerging need for market and affordable housing? Will it promote improvements to the Borough's existing housing stock, particularly the older terraced housing located in the most deprived areas? Will it help to ensure the provision of good quality, well designed homes? Will it help enable delivery of pitches for Gypsies and Travellers and Travelling Showpeople if required? 	<ul style="list-style-type: none"> Affordable housing (no. of units) House prices; housing affordability Homelessness Housing completions (type and size) Housing tenure LA stock declared non-decent Sheltered accommodation suitable for older people 	++	Significant Positive	The policy/proposal would provide a significant increase to housing supply and would provide access to decent, affordable housing for residents with different needs (e.g. housing sites with capacity for 100 or more units).
			+	Positive	The policy/proposal would provide an increase to housing supply and would provide access to decent, affordable housing for residents with different needs (e.g. housing sites of between 1 and 99 units). The policy/proposal would make use of/improve existing buildings or unfit, empty homes. The policy/proposal would promote high quality design. The policy/proposal would deliver suitable pitches for Gypsies and Travellers and Showpeople.
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	The policy/proposal would reduce the amount of affordable, decent housing available (e.g. a net loss of between 1 and 99 dwellings).
			--	Significant Negative	The policy/proposal would significantly reduce the amount of affordable, decent housing available (e.g. a net loss of 100+ dwellings).
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
2. To achieve a strong and stable economy which offers high quality and well located	<ul style="list-style-type: none"> Will it provide a supply of the right type and quality of employment land to meet the needs of existing businesses and attract inward investment? 	<ul style="list-style-type: none"> Benefit claimants VAT business registration rate, registrations, de-registrations 	++	Significant Positive	The policy/proposal would significantly encourage investment in businesses, people and infrastructure which would lead to a more diversified economy, maximising viability of the local economy and reducing out-commuting (e.g. it would deliver over 1 ha of employment land). The policy/proposal would result in the creation of new educational institutions.

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
employment opportunities for everyone.	<ul style="list-style-type: none"> Will it maintain and enhance economic competitiveness? Will it help to diversify the local economy and support the increase in the number of jobs available? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? Will support rural diversification? Will it promote tourism and support the visitor economy? 	<ul style="list-style-type: none"> Businesses per 1000 population Employment rate Number of jobs New floor space Shops, vacant shops Unemployment rate Business start-ups in the rural areas Numbers employed in tourism employment Value of the visitor economy 	+	Positive	<p>The policy/proposal would encourage investment in businesses, people and infrastructure (e.g. delivering between 0.1 and 0.99 ha of employment land).</p> <p>The policy/proposal would provide accessible employment opportunities.</p> <p>The policy/proposal would support diversification of the rural economy.</p> <p>The policy/proposal would deliver residential development in close proximity to a major employment site (i.e. within 2,000m walking distance or 30mins travel time by public transport).</p> <p>The policy/proposal would support existing educational institutions.</p> <p>The policy/proposal would support economic growth in the low carbon sector.</p>
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	The policy/proposal would have negative effects on businesses, the local economy and local employment (e.g. it would result in the loss of between 0.1 and 0.99 ha of employment land).
			--	Significant Negative	<p>The policy/proposal would have significant negative effects on business, the local economy and local employment (e.g. policy/proposal would lead to the closure or relocation of existing significant local businesses, loss of employment land of 1 ha or more, or would affect key sectors).</p> <p>The policy/proposal would result in the loss of existing educational establishments without suitable replacement provision elsewhere within the Borough.</p>
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> Will it support and enhance the Borough by attracting new commercial investment? Will it enhance the public realm? Will it enhance the viability and vitality of the Borough's town centres, local shopping centres and villages? Will it tackle deprivation and reduce inequalities in access to education, employment and services? Will it ensure people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location? Will it foster social cohesion? Will it maintain and enhance community facilities and services? Will it increase access to schools and colleges? Will it enhance accessibility to key community facilities and services? Will it align investment in services, facilities and infrastructure with growth? Will it contribute to regeneration initiatives? 	<ul style="list-style-type: none"> VAT business registration rate, registrations, de-registrations Businesses per 1000 population Accessibility to education sites, employment sites, health care, leisure centres, open space, shopping centres Employment rate Number of jobs New floor space Shops, vacant shops Unemployment rate 15 year olds achieving 5 or more GCSEs at Grade A* - C 19 year olds qualified to NVQ level 2 or equivalent 21 year olds qualified to NVQ level 3 or equivalent Working age population qualifications Indices of multiple deprivation Benefit claimants Population estimates 	++	Significant Positive	<p>The policy/proposal would significantly enhance the attractiveness of the Borough as a place to invest, live, work and visit.</p> <p>The policy/proposal would create new, or significantly enhance existing, community facilities and services.</p> <p>The policy/proposal would significantly improve social and environmental conditions within deprived areas and support regeneration.</p> <p>The policy/proposal would ensure that new residential development is located in close proximity to a wide range of services and facilities (e.g. within 800 m of a wide range of services and/or the defined town centres and local shopping centres).</p> <p>The policy/proposal would significantly enhance the vitality and viability of the town centres and/or local shopping centres.</p>
			+	Positive	<p>The policy/proposal would enhance the attractiveness of Pendle as a place to invest, live, work and visit.</p> <p>The policy/proposal would enhance existing community facilities and services.</p> <p>The policy/proposal would improve social and environmental conditions within deprived areas.</p> <p>The policy/proposal would ensure that new residential development is located in close proximity to some services and facilities (e.g. within 800 m of a key service).</p> <p>The policy/proposal would enhance the vitality and viability of the town centres and/or local shopping centres.</p>
			0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
			-	Negative	<p>The policy/proposal would undermine the attractiveness of the Borough as a place to invest, live, work and visit.</p> <p>The policy/proposal would reduce the accessibility, availability and quality of existing community facilities and services.</p> <p>The policy/proposal would result in new residential development being located away from existing services and facilities (e.g. in excess of 2,000 m from a wide range of services).</p> <p>The policy/proposal would have an adverse effect on the vitality and viability of the town centres and/or local shopping centres.</p>

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it help tackle population decline in certain areas of the Borough? 		--	Significant Negative	<p>The policy/proposal would substantially undermine the attractiveness of the Borough as a place to invest, live, work and visit leading to an outflow of the population and disinvestment.</p> <p>The policy/proposal would result in the loss of existing community facilities and services without their replacement elsewhere within the Borough.</p> <p>The policy/proposal would have a significantly adverse effect on the vitality and viability of town centres and/or local shopping centres.</p> <p>The policy/proposal would result in new residential development being inaccessible to existing services and facilities.</p>
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
4. To improve the health and wellbeing of those living and working in the Pendle area.	<ul style="list-style-type: none"> Will it avoid locating development where environmental circumstances could negatively impact on people's health? Will it protect and enhance the provision of open space, leisure and recreational facilities? 	<ul style="list-style-type: none"> Life expectancy at birth New/enhanced health facilities Open spaces managed to green flag award standard New and enhanced open space (ha) Crimes – by category and total 	++	Significant Positive	<p>The policy/proposal would have strong and sustained impacts on healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration.</p> <p>The policy/proposal would ensure that new residential development is located in close proximity to a range of healthcare facilities (e.g. within 800 m of a GP surgery and open space).</p> <p>The policy/proposal would deliver new healthcare facilities and/or open space.</p> <p>The policy/proposal would significantly reduce the level of crime through design and other safety measures.</p>

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it maintain and improve access to open space, leisure and recreational facilities? Will it promote healthier lifestyles? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth? Will it improve access to healthcare facilities and services? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? Will it reduce the fear of crime? Will it promote design that discourages crime? 		+	Positive	<p>The policy/proposal would promote healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration.</p> <p>The policy/proposal would ensure that new residential development is located in close proximity to a healthcare facility (e.g. within 800 m of a GP surgery or open space).</p> <p>The policy/proposal would reduce crime through design and other safety measures.</p>
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	<p>The policy/proposal would reduce access to healthcare facilities and open space.</p> <p>The policy/proposal would deliver residential development in excess of 800 m from a GP surgery and/or open space.</p> <p>The policy/proposal would lead to an increase in reported crime and the fear of crime in the district.</p> <p>The policy/proposal would have effects which could cause deterioration of health.</p>
			--	Significant Negative	<p>The policy/proposal would result in the loss of healthcare facilities and open space without their replacement in suitable locations elsewhere within the Borough.</p> <p>The policy/proposal would lead to a significant increase in reported crime and the fear of crime.</p> <p>The policy/proposal would have significant effects which would cause deterioration of health within the community (i.e. increase in pollution)</p>
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help reduce traffic congestion? Will it improve road safety and contribute towards a reduction in those killed and seriously injured (KSI)? Will it deliver investment in transportation infrastructure that supports growth in the Pendle area? 	<ul style="list-style-type: none"> Access to bus stops; train stations and cycle routes. People using car and non-car modes of travel to work Development of transport infrastructure that assists car use reduction Annual Average Daily Traffic (AADT) data on M65 and A58 Office of Rail and Road (ORR) statistics on station usage 	++	Significant Positive	<p>The policy/proposal would significantly reduce the need for travel, road traffic and congestion (e.g. new development is within 400 m walking distance of all transport services).</p> <p>The policy/proposal would create opportunities/incentives for the use of sustainable travel/transport of people/goods.</p> <p>The policy/proposal would significantly reduce out-commuting.</p> <p>The policy/proposal would support investment in transportation infrastructure and/or services.</p>
			+	Positive	<p>The policy/proposal would reduce the need for travel (e.g. new development is within 400m of one or more transport service).</p> <p>The policy/proposal would encourage the use of sustainable travel/transport of people/goods.</p>
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	<p>The policy/proposal would increase the need for travel by less sustainable forms of transport, increasing road traffic and congestion.</p> <p>The policy/proposal would deliver new development in excess of 400 m from public transport services/cycle routes.</p>
			--	Significant Negative	<p>The policy/proposal would significantly increase the need for travel by less sustainable forms of transport, substantially increasing road traffic and congestion.</p> <p>The policy/proposal would result in the loss of transportation infrastructure and/or services.</p>
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

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	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
6. To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	<ul style="list-style-type: none"> No. and area of employment developments and housing developed on PDL per annum Annual area of development on greenfield land (ha) Brownfield Land Register Density of dwellings Amount of potentially contaminating land uses (ha) situated within SPZs 	++	Significant Positive	<p>The policy/proposal would encourage significant development on brownfield land.</p> <p>The policy/proposal would result in existing land / soil contamination being removed.</p> <p>The policy/proposal would protect best and most versatile agricultural land.</p>
			+	Positive	The policy/proposal would encourage development on brownfield.
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	<p>The policy/proposal would result in development on greenfield or would create conflicts in land-use.</p> <p>The policy/proposal would result in the loss of agricultural land.</p>
			--	Significant Negative	<p>The policy/proposal would result in the loss of best and most versatile agricultural land.</p> <p>The policy/proposal would result in land contamination.</p>
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
7. To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> Will it reduce water pollution and improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is 	<ul style="list-style-type: none"> Developments incorporating SUDS Planning applications granted contrary to advice of EA Biological/chemistry levels in rivers, canals and freshwater bodies 	++	Significant Positive	<p>The policy/proposal would lead to a significant reduction of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater and/or surface water would be significantly improved and all water targets (including those relevant to biological and chemical quality) would be met/exceeded.</p> <p>The policy/proposal would lead to a significant reduction in the demand for water.</p> <p>The policy/proposal would support investment in water resources infrastructure.</p>

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	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
	delivered in a timely manner to support new development?	<ul style="list-style-type: none"> Waterbodies achieving Good or High Ecological Status/Potential under the Water Framework Directive classification of water quality Developments incorporating water efficiency measures/technologies 	+	Positive	The policy/proposal would lead to a reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater or surface water would be improved and some water targets (including those relevant to biological and chemical quality) would be met/exceeded. The policy/proposal would lead to a reduction in the demand for water.
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	The policy/proposal would lead to an increase in the amount of waste water, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be reduced. The policy/proposal would lead to an increase in the demand for water.
			--	Significant Negative	The policy/proposal would lead to a significant increase in the amount of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be decreased and water targets would not be met. The policy/proposal would lead to deterioration of the current WFD classification. The policy/proposal would lead to a significant increase in the demand for water placing the North West and/or Humber Water Resources Zone in deficit over the lifetime of the respective Water Resources Management Plans. The policy/proposal would result in the capacity of existing wastewater management infrastructure being exceeded without appropriate mitigation.
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
			++	Significant Positive	The policy/proposal would significantly reduce flood risk to new or existing infrastructure or communities (currently located within the 1 in 100 year floodplain).
8. To reduce the risk of flooding to	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and 	<ul style="list-style-type: none"> Developments incorporating SUDS 	++	Significant Positive	The policy/proposal would significantly reduce flood risk to new or existing infrastructure or communities (currently located within the 1 in 100 year floodplain).

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	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
people and property, taking into account the effects of climate change.	<ul style="list-style-type: none"> new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding? Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver sustainable urban drainage systems (SUDS) and promote investment in flood defences that reduce vulnerability to flooding? 	<ul style="list-style-type: none"> Planning applications granted contrary to advice of EA Annual new and total developments located in flood zones 2 & 3 Developments incorporating water efficiency measures/technologies 	+	Positive	The policy/proposal would reduce flood risk to new or existing infrastructure or communities (currently located 1 in 1000 year floodplain).
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective. It is anticipated that the policy will neither cause nor exacerbate flooding in the catchment.
			-	Negative	The policy/proposal would result in an increased flood risk within the 1 to 1000 year floodplain. The policy/proposal would result in development being located within Flood Zone 2.
			--	Significant Negative	The policy/proposal would result in an increased flood risk within the 1 to 100 year floodplain. The policy/proposal would result in development being located within Flood Zone 3.
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
9. To improve air quality.	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it address air quality issues in the Colne Air Quality Management Area and prevent new designations of Air Quality Management Areas? Will it avoid locating development in areas of existing poor air quality? 	<ul style="list-style-type: none"> Development of transport infrastructure that assists car use reduction AADTs on key routes in Borough Number of new AQMAs 	++	Significant Positive	The policy/proposal would significantly improve air quality and result in air quality targets being met/exceeded and the Colne Air Quality Management Area (AQMA) being removed (or the area under the AQMA being reduced).
			+	Positive	The policy/proposal would improve air quality.
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	The policy/proposal would lead to a decrease in air quality. The policy/proposal would result in new development being located within 500 m of the Colne AQMA.

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it minimise emissions to air from new development? 	<ul style="list-style-type: none"> Level of NOx in AQMA and number of exceedances 	--	Significant Negative	The policy/proposal would lead to a decrease in air quality and would result in the area of the Colne AQMA having to be extended or new AQMAs being declared. The policy/proposal would result in new development being located within the Colne AQMA.
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<ul style="list-style-type: none"> Carbon dioxide emissions (tonnes per capita per annum) Energy consumed from renewable sources (MW) Energy use (gas/electricity) by end user Renewable energy capacity installed by type (MW) 	++	Significant Positive	The policy/proposal would significantly reduce greenhouse gas emissions from the Borough. The policy/proposal would significantly reduce energy consumption or increase the amount of renewable energy being used/generated.
			+	Positive	The policy/proposal would reduce greenhouse gas emissions from the Borough. The policy/proposal would increase resilience/decrease vulnerability to climate change effects. The policy/proposal would reduce energy consumption or increase the amount of renewable energy being used/generated. The policy/proposal would support/encourage sustainable design.
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	The policy/proposal would lead to an increase in greenhouse gas emissions from the Borough. The policy/proposal would not increase resilience/decrease vulnerability to climate change effects.
			--	Significant Negative	The policy/proposal would lead to a significant increase in greenhouse gas emissions from the Borough. The policy/proposal would increase vulnerability to climate change effects.

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it avoid sterilising minerals? Will it reduce waste arising? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? 	<ul style="list-style-type: none"> Total amount of waste produced (tonnes) Amount of residual household waste produced Capacity of new waste management facilities as alternatives to landfill % household waste composted, land filled, recycled, used to recover energy 	++	Significant Positive	The policy/proposal would reduce the amount of waste generated through prevention, minimisation and re-use. The policy/proposal would significantly reduce the amount of waste going to landfill through recycling and energy recovery. The policy/proposal would support/encourage investment in waste management facilities.
			+	Positive	The policy/proposal would reduce the amount of waste going to landfill through recycling and energy recovery. The policy/proposal would encourage the use of sustainable materials.
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	The policy/proposal would result in an increased amount of waste going to landfill. The policy/proposal would increase the demand for local resources.
			--	Significant Negative	The policy/proposal would result in a significantly increased amount of waste going to landfill. The policy/proposal would significantly increase the demand for local resources. The policy/proposal would result in inappropriate development within a Minerals Safeguarding Area.
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<ul style="list-style-type: none"> Will it restore and enhance the international and nationally designated South Pennine Moors (designated as a Special Area of Conservation, Special Protection Area, and Site of Special Scientific Interest) including Peatland? Will it conserve, restore and enhance Local Nature Reserves (LNR), Biological Heritage Sites (BHS) and Sites of Local Natural Importance (LNI)? Will it support the implementation of Local Nature Recovery Networks? Will it avoid damage to, and protect, geologically important sites – Local Geodiversity Sites (LGS)? Will it conserve and enhance priority species and habitats? Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? 	<ul style="list-style-type: none"> Condition of designated SAC, SPA and SSSIs Local/National nature reserves (ha/1000 population) Local wildlife sites (BHS and LNI) with management plans Woodland areas/new woodland (ha) Local/National nature reserves (ha/1000 population) Local wildlife sites (BHS and LNI) with management plans 	++	Significant Positive	<p>The policy/proposal would have a positive effect on European or national designated sites, habitats or species (e.g. enhancing habitats, creating additional habitat or increasing protected species populations).</p> <p>The policy/proposal would create new habitat and link it with existing habitats or significantly improve existing habitats to support local biodiversity.</p> <p>The policy/proposal would have major positive effects on protected geologically important sites.</p> <p>The policy/proposal would significantly enhance Pendle's green infrastructure network.</p>
			+	Positive	<p>The policy/proposal would have a positive effect on sub-regional/local designated sites, habitats or species.</p> <p>The policy/proposal would improve existing habitats to support local biodiversity.</p> <p>The policy/proposal would have positive effects on protected geologically important sites.</p> <p>The policy/proposal would enhance Pendle's green infrastructure network.</p>
			0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
			-	Negative	<p>The policy/proposal would have negative effects on sub-regional or local designated sites, habitats or species (e.g. short term loss of habitats, loss of species and temporary effects on the functioning of ecosystems).</p> <p>The policy/proposal would lead to short-term disturbance of existing habitat but would not have long-term effects on local biodiversity.</p> <p>The policy/proposal would have minor negative effects on protected geologically important sites.</p> <p>The policy/proposal would adversely affect Pendle's green infrastructure network.</p>

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it enhance ecological connectivity and maintain and improve the green infrastructure network? Will it provide opportunities for people to access the natural environment? 		--	Significant Negative	<p>The policy/proposal would have negative effects on European or national designated sites, habitats and/or protected species (i.e. on the interest features and integrity of the site, by preventing any of the conservation objectives from being achieved or resulting in a long term decrease in the population of a priority species). These effects could not be reasonably mitigated.</p> <p>The policy/proposal would result in significant, long term negative effects on non-designated sites (e.g. through significant loss of habitat leading to a long term loss of ecosystem structure and function).</p> <p>The policy/proposal would have significant negative effects on protected geologically important sites.</p> <p>The policy/proposal would have a significant adverse effect on Pendle's green infrastructure network.</p>
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
13. To conserve and enhance the historic environment, heritage assets and their setting.	<ul style="list-style-type: none"> Will it help to conserve and enhance the historic environment, heritage assets and their setting? Will it tackle heritage assets identified as being 'at risk'? Will it promote local cultural distinctiveness? Will it help to sustain and enhance historic buildings, 	<ul style="list-style-type: none"> Number of Listed Buildings (all grades) / number and percentage at risk (all grades) Number of Scheduled Monuments/number and percentage at risk 	++	Significant Positive	<p>The policy/proposal would conserve and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest of designated and non-designated assets.</p> <p>The policy/proposal would make use of historic buildings, spaces and places through sensitive adaption and re-use allowing these distinctive assets and preventing them from falling into disrepair.</p> <p>The policy/proposal would improve the understanding of historic buildings, spaces and places.</p> <p>The policy/proposal would result in an assets(s) being removed from the At Risk Register.</p>

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
	<p>places and spaces that contribute to local distinctiveness, character and appearance through sensitive adaptation and re-use?</p> <ul style="list-style-type: none"> Will it improve and promote access to buildings and landscapes of historic/cultural value? 	<ul style="list-style-type: none"> Number of conservation areas and percentage at risk Percentage of conservation areas with up-to-date character appraisals Consultation of the HER Register 	+	Positive	<p>The policy/proposal would conserve the setting, and features of historic, cultural, archaeological and architectural interest of designated and non-designated assets.</p> <p>The policy/proposal would improve the understanding of historic buildings, spaces and places helping to reveal its significance.</p> <p>The policy/proposal will increase access to historical/cultural/archaeological/architectural buildings/spaces/places.</p>
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	<p>The policy/proposal would lead result in less than substantial harm to the setting, areas and/or features of historic, cultural, archaeological and architectural interest of designated and non-designated assets.</p> <p>The policy/proposal would temporarily restrict access to historical/cultural/archaeological/architectural buildings/spaces/places.</p>
			--	Significant Negative	<p>The policy/proposal would lead result in substantial harm to the setting, areas and features of historic, cultural, archaeological and architectural interest of designated and non-designated assets engaging the public benefits test.</p> <p>The policy/proposal would permanently restrict access to historical/cultural/archaeological/architectural buildings/spaces/places.</p> <p>The policy/proposal would result in an asset being placed on the At Risk Register.</p>
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
14. To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> Will it conserve and enhance the distinctive landscape character and townscapes of the Borough? 	<ul style="list-style-type: none"> Percentage of area covered with a landscape designation Change in landscape character areas 	++	Significant Positive	<p>The policy/proposal would offer potential to significantly enhance landscape/townscape character.</p> <p>The policy/proposal would ensure the long term protection of the Green Belt.</p> <p>The policy/proposal would offer potential to significantly enhance the qualities of the AONB</p>

Appendix 2: Definitions of Significance

	Guide Questions	Indicator	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? Will it protect and improve the distinctive local character of the Borough Will it help to conserve and enhance the Forest of Bowland Area of Outstanding Natural Beauty? 	<ul style="list-style-type: none"> Land area defined as Green Belt 	+	Positive	The policy/proposal would offer potential to enhance landscape/townscape character.
			0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			-	Negative	The policy/proposal would have an adverse effect on landscape/townscape character.
			--	Significant Negative	<p>The policy/proposal would have a significant adverse effect on landscape/townscape character.</p> <p>The policy/proposal would result in inappropriate development in the Green Belt or affect the permanence of the Green Belt boundary.</p> <p>The policy/proposal would have a significant adverse impact on the qualities of the AONB</p>
			~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
			?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.

Appendix 3: Appraisal of Policy Options

Policy SP01: Presumption in favour of sustainable development		
<p>Preferred Option Policy Summary</p> <p>The policy implements the presumption in favour of sustainable development as set out in the NPPF to the local level. This ensures that a positive and efficient approach is taken for decision making for proposals that accord with the policies of the Local Plan and the NPPF.</p> <p>Preferred Option Policy Appraisal</p> <p>The role of the policy in securing the delivery of sustainable development, with net gains for society, the environment, and economy balanced, ensures that the policy scores policy across all or most SA objectives.</p> <p>Alternative Options</p> <p>The Government encourages Local Plans to adopt the presumption in favour of sustainable development as worded in the NPPF. The adoption of a revised approach risks the policy being found unsound at examination. The failure to adopt a policy reflecting the presumption in favour of sustainable development also risks the plan being found unsound at examination and would not reflect a positive approach towards sustainable development proposals. Neither alternative option is considered to represent a reasonable option and as such are not tested through the SA.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The policy will support the delivery of housing where compliant with the development plan, enabling swift decision making and providing a boost to housing delivery.</p> <p>Term</p> <p>Permanent positive effect from adoption.</p> <p>Mitigation</p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p>Assumptions</p> <p>There is scope within the borough for the policy to be applied. It is assumed that the Local Plan's strategic approach to development can be maintained with planned allocations and committed development deliverable avoiding the need for sites which fall outside the planned approach.</p> <p>Uncertainties</p> <p>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. A five year supply of housing land can be maintained. The Housing Delivery Test can be satisfied.</p>

Appendix 3: Appraisal of Policy Options

Policy SP01: Presumption in favour of sustainable development		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will support the delivery of employment land and proposal which boost the local economy where compliant with the development plan, enabling swift decision making.</p> <p><u>Term</u></p> <p>Permanent positive effect from adoption.</p> <p><u>Mitigation</u></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><u>Assumptions</u></p> <p>There is scope within the borough for the policy to be applied.</p> <p><u>Uncertainties</u></p> <p>The policy is reactive rather than proactive so will not lead to new sites for economic development being identified on its own.</p>
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 policy will provide greater certainty to applicants where there is policy compliance, this could help encourage developers and landowners to bring forward sites within the settlement boundary for redevelopment. The policy also helps to dissuade the submission of proposals which do not conform to policy thereby helping to direct investment to the built up areas of the towns and villages of Pendle.</p> <p><u>Term</u></p> <p>Permanent positive from adoption.</p> <p><u>Mitigation</u></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><u>Assumptions</u></p> <p>There is scope within the borough for the policy to be applied. It is assumed that the Local Plan's strategic approach to development can be maintained with planned allocations and committed development deliverable avoiding the need for sites which fall outside the planned approach.</p> <p><u>Uncertainties</u></p> <p>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. A five year supply of housing land can be maintained. The Housing Delivery Test can be satisfied.</p>

Appendix 3: Appraisal of Policy Options

Policy SP01: Presumption in favour of sustainable development		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy ensures that proposals which are not sustainable, resulting in harmful effects for the wider environment including communities, are refused. The policy will therefore help safeguard existing communities, protecting their wellbeing. The certainty provided by the policy could encourage the development of new quality homes and economic investment, and renew vacant/derelict land/buildings. The opportunity to access new homes and jobs, and removal of land which detracts from wider urban quality or presents health risks is beneficial to this SA objective.</p> <p><u>Term</u></p> <p>Permanent positive from adoption.</p> <p><u>Mitigation</u></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><u>Assumptions</u></p> <p>There is scope within the borough for the policy to be applied.</p> <p><u>Uncertainties</u></p> <p>The policy is reactive rather than proactive so will not lead to new sites for economic development being identified on its own.</p>

Appendix 3: Appraisal of Policy Options

Policy SP01: Presumption in favour of sustainable development		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy only permits proposals which are considered sustainable and which accord with the wider development plan. The policy ensures that proposals which are not sustainably located and are contrary to the plan's spatial approach to development are refused and therefore supports the implementation of this SA objective.</p> <p><u>Term</u></p> <p>Permanent positive from adoption.</p> <p><u>Mitigation</u></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><u>Assumptions</u></p> <p>There is scope within the borough for the policy to be applied. It is assumed that the Local Plan's strategic approach to development can be maintained with planned allocations and committed development deliverable avoiding the need for sites which fall outside the planned approach.</p> <p><u>Uncertainties</u></p> <p>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. A five year supply of housing land can be maintained. The Housing Delivery Test can be satisfied.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to encourage the renewal and redevelopment of previously developed land, by providing greater certainty and efficiency of decision making, helping to reduce risk for applicants.</p> <p><u>Term</u></p> <p>Permanent positive from adoption.</p> <p><u>Mitigation</u></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><u>Assumptions</u></p> <p>There is scope within the borough for the policy to be applied. It is assumed that the Local Plan's strategic approach to development can be maintained with planned allocations and committed development deliverable avoiding the need for sites which fall outside the planned approach.</p> <p><u>Uncertainties</u></p> <p>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. A five year supply of housing land can be maintained. The Housing Delivery Test can be satisfied.</p>

Appendix 3: Appraisal of Policy Options

Policy SP01: Presumption in favour of sustainable development		
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The policy should have a neutral effect on this SA Objective. The policy will help to ensure that water resources are protected from polluting uses through its application in decision making, alongside wider detailed policies of the Local Plan.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The Policy supports the implementation of local and national planning policy in decision making, including flood risk and managing flood risk/surface water. Proposals which cannot be demonstrated to adhere to policy requirements would be refused under the policy.</p> <p><u>Term</u></p> <p>Permanent positive effects from the adoption of the Local Plan.</p> <p><u>Mitigation</u></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy helps to encourage investments and development proposals to sustainable locations and alignment of uses to help to reduce the reliance of site users on travel by car and promote more sustainable modes of movement. The policy on its own is unlikely to deliver improvements to air quality, with wider policies of the Local Plan fulfilling an important role in achieving this.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy SP01: Presumption in favour of sustainable development		
		<p>Refusal of proposals in isolated locations. Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of site users likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy will help to secure the delivery of sustainable development, ensuring that development takes place in accordance with the adopted spatial strategy. This will ensure that development proposals make the best use of land, existing infrastructure, and land uses are aligned to discourage the need to travel by car, and protect sensitive parts of the borough from inappropriate forms of development.</p> <p><u>Term</u> Minor positive effects from the medium term.</p> <p><u>Mitigation</u> Refusal of proposals not considered sustainable. Implementation of broader policy requirements and mitigation measures. Including but not limited to sustainable design, construction and operation measures, including materials. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The specific way in which a proposal effects climate change is likely to change on a scheme by scheme basis and relates to wider matter than just development location.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> Implementation of the policy should help to ensure that natural resources are protected from loss. Specific policies of the plan help to promote the waste hierarchy in the interest of protecting the environment, preventing waste and pollution, and addressing climate change</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> The scale and location of the site means that the site is not suitable for commercial extraction (High probability)</p>

Appendix 3: Appraisal of Policy Options

Policy SP01: Presumption in favour of sustainable development		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy protects biodiversity through the implementation of the presumption, securing the delivery of sustainable development and refusal of proposals which are not sustainable. The policy's approach helps to protect designated ecological sites from potential harm which might arise as a result of a site's development and helps to direct investment to the borough's built up areas. Wider policies of the plan help to ensure that an overall net benefit is secured for biodiversity which is not achieved by this policy on its own.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Policy is responsive to development proposals. The overall effectiveness of the policy is dependent on the schemes which come forward over the plan period. Effect of Biodiversity net gain measures on viability. Success of measures in providing new suitable and valuable habitats for wildlife.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy helps to protect heritage assets from harm through the implementation of the presumption, securing the delivery of sustainable development. Wider policies of the plan help to ensure that the historic environment is conserved which is not achieved by this policy on its own.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Assessment of historical significance. Design responses where possible. Refusal of proposals which harm the historic environment and which do not meet the tests set out in the Local Plan and NPPF.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Policy is responsive to development proposals. The overall effectiveness of the policy is dependent on the schemes which come forward over the plan period.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy should help protect sensitive landscapes and townscapes from loss or degrading as a result of unsustainable development proposals which are inconsistent with wider policy requirements.</p> <p><u>Term</u></p> <p>Positive effects for the plan period from adoption of the plan.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy SP01: Presumption in favour of sustainable development		
		<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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Subject to details of each development. Implementation of policy.</p>
Policy SP02: Spatial Strategy		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach defines a settlement hierarchy for the settlements found within Pendle and sets out in the broadest terms, the role and capacity of each settlement in meeting the development needs of the borough. The policy also defines the settlement boundaries of the borough's settlements, confirming the types of development which are likely supported within them. The policy fulfils a key role in setting out the parameters of the spatial strategy for the borough. The policy provides certainty to applicants, decision makers and the community as to the approach taken towards development proposals submitted within the borough according to their scale and location, and maintains a critical role in supporting the application of policy SP01 locally.</p> <p><u>Alternative Options</u></p> <p>The policy has been tested in a number of ways.</p> <p>Reasonable Alternative 1 ('Six Towns'): Puts all six towns (Nelson, Colne, Barnoldswick, Barrowford, Brierfield, and Earby) within the same top tier meeting the majority of needs, with remaining growth directed to other rural settlements.</p> <p>Reasonable Alternative 2 ('Limited Rural'): Maintains Nelson, Colne and Barnoldswick as top tier settlements, and Barrowford, Brierfield and Earby as second tier settlements, but has very limited growth identified for the third and fourth tiers of the settlement hierarchy.</p> <p>Reasonable Alternative 3 ('Dispersal'): Adopts a dispersed approach to meeting development needs with each settlement meeting a proportion of development requirements.</p> <p>The removal of settlement boundaries as an alternative to the approach of this policy is in effect tested as an alternative to Policy DM09 and as such is not repeated here.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy achieves a balanced outcome across most SA objective areas as it delivers the most benefits in responding to the identified economic and social needs of the plan and source of those needs in response to environmental pressures and sensitives. Alternative options tested do not perform as consistently well across all objective as the preferred option. The dispersed approach scores weakest of the alternatives tested providing for a relatively poor pattern of development in sustainability terms due to the likely environmental effects of this approach in terms of land and infrastructure requirements, and its limited responsiveness to the development needs identified. The Six Towns approach has some strong benefits particularly in supporting enhanced delivery of housing needs and economic needs taking into account findings of needs based assessments and viability evidence, however the shortage of available land at the smaller settlements and heavier reliance on a more limited range of services and facilities in these locations means that the proposal scores less well in contrast to the preferred option in environmental terms due to the increased role of greenfield land and reliance placed on car usage. A strategy focussing growth on the urban area scores particularly well for transport, resources, and climate change objectives owing to the promotion of walking and cycling and modal shift away from car usage. Wider environmental benefits over and beyond the preferred option were however limited as the proposal will result in further activity and development which increases pressure on these indicators as a result on concentrated use. Environmental effects are still apparent and in some ways are more pronounced than the preferred approach. The socio-economic benefits of the urban concentration strategy are less strong than the preferred option because this approach effectively constrains development in rural areas ignoring their needs. The policy option offers no realistic solution for these to be addressed.</p>		

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Policy SP02: Spatial Strategy					
SA Objective	Score	Commentary	Score	Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u></p> <p>The preferred option enables housing development at all sustainable settlements in Pendle in a proportionate way and in a way which is responsive to identified housing need as set out within the Icen Projects, Housing Needs Assessment (2023). The policy would therefore respond effectively to housing need, providing a varied supply of sites and stock. The approach has a limited positive effect due to strained viability in urban areas (see LSH, Viability Appraisal) which constrains the tenure, type and size of new homes provided.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development of 100% affordable housing schemes has proven an effective means of meeting this type of housing need within the M65 Urban Area.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>	++	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u></p> <p>The policy would enable a larger number of affordable homes to come forward over the plan period as a greater proportion of housing supply would take place at settlements with generally improved viability. The approach would also enable a strong variety of homes to be provided in response to identified housing needs. The approach is assessed to have a significant positive effect for this objective. Whilst acknowledged that the majority of housing needs exists in the urban area, the wider six towns benefits from strong connections to these settlements, enabling these areas to meet effective contributions to meeting their housing need.</p> <p><u>Term</u></p> <p>Significant positive effect over 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>Delivery of allocations/commitments</p>	
	+/-	<p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u></p> <p>This approach would allow the majority of the borough's housing needs to be met but would ignore and fail to respond to those arising within the rural area. This would mean that the housing needs of the rural area would not be met, reducing accessibility to housing of the right type and tenure for communities in these areas. Mixed effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period.</p> <p><u>Mitigation</u></p>	-	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u></p> <p>This approach would disperse housing throughout the borough. Whilst this could have the benefit of increasing the amount of affordable housing delivered in the borough by directing more development to areas of the borough which benefit from enhanced viability, the adverse effect of this housing delivery being in the wrong location to meet housing would result in overall minor adverse effects for this objective. The communities relied on for meeting housing needs are generally not as well connected to wider settlements. The contribution made of development at these more isolated settlements in meeting the needs of other larger settlements would therefore be limited.</p> <p><u>Term</u></p>	

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Policy SP02: Spatial Strategy				
		<p>Much of the housing provision within rural areas would be reliant on rural exception schemes.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of development in Pendle. Delivery of allocations/commitments</p>		<p>Minor negative effects over the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties Delivery of allocations/commitments</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p>PREFERRED OPTION</p> <p>Likely Significant Effects The policy will support the delivery of employment within the borough and the key role maintained by the key service centres for employment provision. Protected employment sites are largely found at the Key Service Centres.</p> <p>Term Minor positive effects for the plan period.</p> <p>Mitigation Implementation of policy is reliant on implementation of committed developments, renewal at existing sites and employment locations and development at allocated sites. Some windfall development may also take place which is likely to be more prevalent within urban areas due to the increased availability of brownfield land.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of development in Pendle. Delivery of allocations/commitments</p>	+	<p>SIX TOWNS</p> <p>Likely Significant Effects The policy will support the delivery of employment within the borough and the key role maintained by the key service centres for employment provision. The protected employment sites are largely located at the Key Service Centres but also include local service centres. Local service centres are accessible to key service centres and fulfil a supportive role to these settlements, noting their accessibility and importance to the Pendle economy.</p> <p>Term Minor positive effects for the plan period.</p> <p>Mitigation Implementation of policy is reliant on implementation of committed developments, renewal at existing sites and employment locations and development at allocated sites. Some windfall development may also take place which is likely to be more prevalent within urban areas due to the increased availability of brownfield land.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of development in Pendle. Delivery of allocations/commitments</p>
	+/-	<p>LIMITED RURAL</p> <p>Likely Significant Effects This approach would allow the majority of the borough's employment needs to be met but would ignore and fail to respond to those arising within the rural area. This would mean that the economic needs of the rural area would not be met, failing to support its economic role within Pendle and sectors</p>	-	<p>DISPERSAL</p> <p>Likely Significant Effects This approach would disperse economic development delivered in the borough. This would mean that economic investment would not align to infrastructure, and labour supply increasing the need to travel and potentially removing local employment opportunities for residents.</p> <p>Term</p>

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Policy SP02: Spatial Strategy				
		<p>found within these areas. The approach would threaten the economic sustainability and vibrancy of this part of Pendle.</p> <p><u>Term</u> Mixed effects over the plan period.</p> <p><u>Mitigation</u> Economic development would be highly limited to the exceptions permitted under Policy DM09.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments.</p>		<p>Minor negative effects over the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Delivery of allocations/commitments</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u> The proposal seeks to balance urban and rural development needs, proportionate to the communities served and capacity of services and infrastructure. The approach seeks to support urban regeneration with an emphasis of development at the three key service centres and then local service centres to support the vitality and vibrancy of these settlements and support their renewal. The approach also enables sustainable growth a rural settlements to respond to their development needs. The approach is important in tackling deprivation experienced within both an urban and rural setting.</p> <p><u>Term</u> Significant positive effects over the plan period.</p> <p><u>Mitigation</u> The approach is fulfilled by the development of allocated sites, committed sites and policy compliant windfall development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Allocated or committed sites stall or fail to come forward resulting in pressure to have greater levels of development at rural settlements.</p>	+/-	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u> The policy would support the reinvestment and regeneration of the borough's main towns and rural areas. This approach will help to address issues of social deprivation experienced in communities within the urban and rural areas of Pendle. The approach softens the effectiveness of the plan towards the three largest settlements of the borough which contain the majority of the borough's population and (in the case of Nelson and Colne) the borough's most deprived communities. The approach would give a lesser role and opportunity to redevelop available and suitable sites located within the top tier settlements (with increase favour provided to sites in lower tier settlements). It would also increase pressure on facilities located in the local service centres, affecting their quality and availability, as smaller settlements are relied upon to fulfil an increased proportion of development needs. The effects of the policy are therefore mixed.</p> <p><u>Term</u> Mixed effects experienced over the plan period.</p> <p><u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p>

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Policy SP02: Spatial Strategy				
				<p>The local service centres are generally not as well served as the three main towns.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>
	<p>+/-</p>	<p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy would support the reinvestment and regeneration of the borough's main towns. This approach will help to address issues of social deprivation experienced in communities within the urban areas of Pendle, with the most significant issues of deprivation experienced within Nelson, Colne and Brierfield. The policy increases the emphasis of delivery in these areas and so increases the responsiveness of the policy in benefiting these areas. The approach however would constrain development in rural areas meaning that the plan would be ineffective (and would contribute) to problems in rural areas. This would negatively affect the sustainability of these areas, potentially leading to their depopulation, loss of employment activity and increasing the need to travel to access services, goods and sources of employment (dormitory communities). The effects of the policy could be significant in terms of its positive and negative effects and is therefore assessed as being mixed.</p> <p><u>Term</u></p> <p>Mixed effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>	<p>--</p>	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy would mean that investment provided over the plan period would not be directed to the communities evidenced as in need nor would it be proportionate to the communities served, increasing overall pressure and reducing the efficiency and quality of existing services. The policy approach would be ineffective to this SA objective. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>

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Policy SP02: Spatial Strategy				
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p>PREFERRED APPROACH</p> <p><u>Likely Significant Effects</u></p> <p>The proposal balances urban and rural development needs, proportionate to each settlement taking into account the capacity of services and infrastructure. The approach seeks to support urban regeneration with an emphasis of development at the three key service centres and then local service centres to support the vitality and vibrancy of these settlements and support their renewal. The approach also enables sustainable growth a rural settlements to respond to their development needs. The approach is important in tackling deprivation experienced within both an urban and rural setting. It protects rural areas from disproportionate development that may harm services and infrastructure and irreversibly alter the character and qualities of these areas. The proposal best responds to and protects the health and wellbeing interests of the entire community, and has a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>The approach is fulfilled by the development of allocated sites, committed sites and policy compliant windfall development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Allocated or committed sites stall or fail to come forward resulting in pressure to have greater levels of development at rural settlements.</p>	+/-	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u></p> <p>The policy would support the reinvestment and regeneration of the borough's main towns and rural areas. This approach will help to address issues of social deprivation experienced in communities within the urban and rural areas of Pendle. The approach softens the effectiveness of the plan towards the three largest settlements of the borough which contain the majority of the borough's population and (in the case of Nelson and Colne), the borough's most deprived communities. The approach would give a lesser role and opportunity to redevelop available and suitable sites located within the top tier settlements (with increase favour provided to sites in lower tier settlements). It would also increase pressure on facilities located in the local service centres, affecting their quality and availability, as smaller settlements are relied upon to fulfil an increased proportion of development needs which is likely to affect the health and wellbeing of residents. The effects of the policy are therefore mixed.</p> <p><u>Term</u></p> <p>Mixed effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>The local service centres are generally not as well served as the three main towns.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>

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Policy SP02: Spatial Strategy			
	<p>+/-</p> <p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy would support the reinvestment and regeneration of the borough's main towns. This approach will help to address issues of social deprivation experienced in communities within the urban areas of Pendle, with the most significant issues of deprivation experienced within Nelson, Colne and Brierfield benefiting the health and wellbeing interests of residents in this part of the borough. The approach however would constrain development in rural areas meaning that the plan would be ineffective (and would contribute) to problems in rural areas. This would negatively affect the sustainability of these areas, potentially leading to their depopulation, loss of employment activity and increasing the need to travel to access services, goods and sources of employment (dormitory communities) leading to overall harm for health and wellbeing interests of residents in this part of Pendle. The effects of the policy could be significant in terms of its positive and negative effects and is therefore assessed as being mixed.</p> <p><u>Term</u></p> <p>Mixed effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>	-	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy would mean that investment provided would not be directed to the communities evidenced as in need nor would it be proportionate to the communities served. This could significantly strain service provision in parts of the borough as disproportionate development takes place. It could also lead to the loss of valued landscapes and spaces which are important to the communities that they are located in close proximity to. Overall a minor adverse effect is assessed for this objective. The effect on health and wellbeing objectives is moderated noting the benefits that development proposals provide in increasing the supply and availability of housing and supporting local jobs.</p> <p><u>Term</u></p> <p>Adverse effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>

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Policy SP02: Spatial Strategy				
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help reduce the reliance of travel by car and align investment to available infrastructure. The support provided to development in rural communities to maintain their long term sustainability is likely to promote a level of car usage noting the more limited range of services and job opportunities available in these settlements. Taking this into account a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>	+	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development to the six towns of Pendle with limited development identified for rural service centres. The approach will help to minimise car usage as development is aligned to the services, goods and facilities available in these locations. The positive effects of this policy is reduced as greater emphasis is placed on development at local service centre settlements which generally have a more limited range of services and employment opportunities than key service centres.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>

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Policy SP02: Spatial Strategy				
	++	LIMITED RURAL <u>Likely Significant Effects</u> The policy approach would direct the majority of development towards the main urban area which is best served by existing services, employment, and infrastructure. This approach would best align land uses with infrastructure, and help to reduce the need to travel by car. Overall a significant positive effect is assessed for this objective. <u>Term</u> Significant positive effects experienced over the plan period. <u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. <u>Assumption</u> None. <u>Uncertainties</u> The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.	--	DISPERSAL <u>Likely Significant Effects</u> The policy would mean that investment provided would not be directed to the communities which are best served by existing infrastructure, services, source of employment and shops, resulting in disproportionate growth at some settlements. The approach would promote the need to travel by car rather than reduce it. Its adoption would be counterproductive to the achievement of this policy objective. A significant adverse effect is assessed for this objective. <u>Term</u> Significant adverse effects experienced over the plan period. <u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. <u>Assumption</u> None. <u>Uncertainties</u> The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.
6. To encourage the efficient use of land and conserve and enhance soils.	+	PREFERRED OPTION <u>Likely Significant Effects</u> The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help ensure that development provided over the plan period is responsive to the needs and role of each community. The policy helps to encourage and enable the regeneration of the urban area making best use of land and safeguarding soils. The requirement for proportionate growth in rural areas could create pressure to develop greenfield land in order for requirements to be met (subject to committed growth) noting the general absence of available and suitable brownfield sites in these communities. This pressure is outweighed by the benefits provided for urban areas resulting in an overall minor positive effect. <u>Term</u> Minor positive effects for the plan period.	-	SIX TOWNS <u>Likely Significant Effects</u> The policy increases emphasis of meeting development needs across all the borough’s six towns. The policy would reduce the role of the key service centres in meeting development needs meaning that the full potential of these areas would not be realised and therefore harming the achievement of this objective. In addition, the policy adds greater emphasis on delivery at the local service centres which are typically smaller than the key service centres with less opportunities for brownfield development (with the exception of Brierfield) thereby increasing pressure and need for the development of greenfield sites (as evidenced through the 2023, SHLAA). <u>Term</u> Minor negative effects expected for the plan period. <u>Mitigation</u>

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Policy SP02: Spatial Strategy				
		<p><u>Mitigation</u></p> <p>The need for allocations to be determined based on proportion of further growth needs to be met in alignment with the settlement hierarchy taking into account committed development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>		<p>The need for allocations to be determined based on proportion of further growth needs to be met in alignment with the settlement hierarchy taking into account committed development. Increasing densities at sites may help to reduce the need for additional sites.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>
	++	<p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy approach would direct the majority of development towards the main urban area with limited development towards rural area. The SHLAA demonstrates that the urban area has the most extensive opportunity for brownfield development, thereby helping to encourage the renewal and redevelopment of previously developed land and helping to conserve greenfield land from loss to development. Overall a significant positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant positive effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>The need for allocations to be determined taking into account committed development.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Viability pressures are likely to be magnified due to the emphasis placed for development in areas of the borough which are generally of low viability (see LSH Viability Report) Medium risk.</p>	--	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy would result in disproportionate growth at some settlements increasing pressure for greater levels of development at locations with very limited supply of brownfield land. This would result in the need for large requirements for greenfield land and result in a failure of the Local Plan to support the redevelopment and renewal of the borough's urban areas. The policy would fail to support the implementation of this objective. A significant adverse effect is assessed.</p> <p><u>Term</u></p> <p>Significant adverse effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>The need for allocations to be determined taking into account committed development which is likely to be low in most rural locations.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>

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Policy SP02: Spatial Strategy				
7. To conserve and enhance water quality and resources	0	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help minimise the impact of development to communities and their environments whilst meeting needs as evidenced. The policy helps to encourage and enable the regeneration of the urban area safeguarding the borough's natural features which contribute to water quality and supplies. Proportionate growth in rural areas is unlikely to create sufficient pressure which adversely affects water quality and supplies in these parts of the borough but nevertheless is likely to require the development of brownfield sites. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of policy measures to reduce the potential for pollution of the water course as a result of development proposals. This includes policy requirements to assess the potential for ground contamination and adoption of planning conditions relating to its safe treatment and removal. Other policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p>	0	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development to the six largest settlements of Pendle. The approach helps to minimise the impact of development on communities and their environments. The policy will encourage the regeneration of the urban area, however the increased reliance on local service centres (with more limited supply of brownfield sites) could lead to the need to develop greenfield sites which may fulfil a positive role for water quality and supply. Overall a neutral effect is assessed.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of policy measures to reduce the potential for pollution of the water course as a result of development proposals. This includes policy requirements to assess the potential for ground contamination and adoption of planning conditions relating to its safe treatment and removal. Other policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p>
	+	<p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development the urban area. This will help minimise the impact of development on communities and their environments. The policy encourages the regeneration of the</p>	-	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy would result in disproportionate growth at some settlements increasing pressure for the development of greenfield land. This approach is likely to increase pressure on the borough's water supply</p>

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Policy SP02: Spatial Strategy				
		<p>urban area safeguarding the borough's natural features which contribute to water quality and supplies. Overall a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> Adoption of policy measures to reduce the potential for pollution of the water course as a result of development proposals. This includes policy requirements to assess the potential for ground contamination and adoption of planning conditions relating to its safe treatment and removal. Other policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water).</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p>		<p>and quality as new development is more likely to take place in areas which help to store water by natural means. An adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects are assessed for the plan period.</p> <p><u>Mitigation</u> Adoption of policy measures to reduce the potential for pollution of the water course as a result of development proposals. This includes policy requirements to assess the potential for ground contamination and adoption of planning conditions relating to its safe treatment and removal. Other policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water).</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Climate change and its projected effects on water supply. Low-medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u> The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help minimise the need to develop greenfield land which play fulfil the strongest role for drainage and as part of the functioning floodplain. The SFRA and SHLAA demonstrate that the development needs of the borough can be accommodated in accordance with the preferred approach without harming this objective. Overall, and taking into account the findings of the SFRA and SHLAA, a neutral effect is assessed for this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u></p>	0	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u> The policy directs development to the six largest settlements of Pendle. This approach is likely to increase pressure for the development of greenfield sites at some of these settlements owing to the shortage of available brownfield sites available (see SHLAA findings). However the SHLAA shows that there is a sufficient capacity of greenfield sites which can be developed without conflict to national flood risk policy. Overall a neutral effect is assessed for this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Vulnerable development types directed to avoid land most of risk of flooding. Natural means of drainage should be retained and incorporated into the drainage design for a site to ensure sufficient</p>

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Policy SP02: Spatial Strategy				
		<p>Vulnerable development types directed to avoid land most of risk of flooding. Natural means of drainage should be retained and incorporated into the drainage design for a site to ensure sufficient drainage capacity and management to satisfactorily address flood risk for site occupiers and not result in an increased flood risk in off-site locations.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments. Flooding may affect site capacity. Climate change and its effects on flooding. Medium risk.</p>		<p>drainage capacity and management to satisfactorily address flood risk for site occupiers and not result in an increased flood risk in off-site locations.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments. Flooding may affect site capacity. Climate change and its effects on flooding. Medium risk.</p>
	0	<p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u> The policy directs development the urban area. This increases the need for development within the urban area, parts of which are demonstrated by the SFRA to experience flood risk pressures. The SHLAA shows that there is sufficient capacity of land which is available at the urban area and would not be in conflict with national planning policy with regards to flood risk. Moreover the adoption of the strategy would safeguard rural areas from development and the natural water storage these areas provide. Overall a neutral effect is assessed for this objective.</p> <p><u>Term</u> Minor neutral effects for the plan period.</p> <p><u>Mitigation</u> Vulnerable development types directed to avoid land most of risk of flooding. Natural means of drainage should be retained and incorporated into the drainage design for a site to ensure sufficient drainage capacity and management to satisfactorily address flood risk for site occupiers and not result in an increased flood risk in off-site locations.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>	-	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u> The policy would result in disproportionate growth at some settlements increasing pressure for the development of greenfield land. This approach is likely to increase pressure on the borough's natural drainage basin which is beneficial in absorbing rainwater and slowing is discharge into watercourses. This resource benefits and protects communities in urban areas from extreme weather events where the drainage capacity cannot cope with the amount of water. An adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects are assessed for the plan period.</p> <p><u>Mitigation</u> Adoption of policy measures to reduce the potential for pollution of the water course as a result of development proposals. This includes policy requirements to assess the potential for ground contamination and adoption of planning conditions relating to its safe treatment and removal. Other policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water).</p> <p><u>Assumptions</u> None.</p>

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Policy SP02: Spatial Strategy				
		Viability of development in Pendle. Delivery of allocations/commitments. Flooding may affect site capacity. Climate change and its effects on flooding. Medium risk.		<u>Uncertainties</u> Climate change and its projected effects on water supply. Low-medium risk.
9. To improve air quality.	+	PREFERRED OPTION <u>Likely Significant Effects</u> The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help reduce the reliance of travel by car and align investment to available infrastructure. The support provided to development in rural communities to maintain their long term sustainability is likely to promote a level of car usage noting the more limited range of services and job opportunities available in these settlements. Taking this into account a minor positive effect is assessed for this objective. <u>Term</u> Minor positive effects for the plan period. <u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Adoption of active design principles through developments would help to encourage travel by foot and bicycle. <u>Assumptions</u> None. <u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments	+	SIX TOWNS <u>Likely Significant Effects</u> The policy directs development to the six towns of Pendle with limited development identified for rural service centres. The approach will help to minimise car usage as development is aligned to the services, goods and facilities available in these locations. The positive effects of this policy is reduced as greater emphasis is placed on development at local service centre settlements which generally have a more limited range of services and employment opportunities than key service centres. This may increase the need to travel with adverse effects for air quality. Overall however a minor positive effect is assessed for this objective. <u>Term</u> Minor positive effects for the plan period. <u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Adoption of active design principles through developments would help to encourage travel by foot and bicycle. <u>Assumptions</u> None. <u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments
	+	LIMITED RURAL <u>Likely Significant Effects</u> The policy approach would direct the majority of development towards the main urban area which is best served by existing services, employment, and infrastructure. This approach would best align land uses with infrastructure, and help to reduce the need to travel by car. The benefits of this approach for the achievement of this objective are however moderated noting that the urban areas are the source of most pollutants and where air	--	DISPERSAL <u>Likely Significant Effects</u> The policy would mean that investment provided would not be directed to the communities which are best served by existing infrastructure, services, source of employment and shops, resulting in disproportionate growth at some settlements. The approach would promote the need to travel by car rather than reduce it and would result in a localised worsening of air quality. This is especially significant as the policy would worsen air quality in problem areas of the borough, as people travel to

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Policy SP02: Spatial Strategy				
		<p>quality in the borough is generally at its lowest. The proposal is unlikely to contribute significantly to existing issues however users/occupiers may be exposed to existing problems. Taking this into account, overall a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive experienced over the plan period.</p> <p><u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Adoption of active design principles through developments would help to encourage travel by foot and bicycle.</p> <p><u>Assumption</u> None.</p> <p><u>Uncertainties</u> The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>		<p>access the goods, services and employment they need. The adoption of this policy approach would therefore be counterproductive to the achievement of this policy objective with significant adverse effects caused.</p> <p><u>Term</u> Significant adverse effects experienced over the plan period.</p> <p><u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u> None.</p> <p><u>Uncertainties</u> The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u> The policy directs development proportionately to the settlements of Pendle, depending on their size and role within the borough. This will help reduce the reliance of travel by car and align investment to available infrastructure, and makes best use of available resources. The support provided to development in rural communities is likely to promote a level of car usage noting the more limited range of services and job opportunities available in these settlements however also helps to maintain the long term sustainability of these communities enabling local service provision and job opportunities. As a result a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p>	0	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u> The policy directs development to the six towns of Pendle with limited development identified for rural service centres. The approach will help to minimise car usage as development is aligned to the services, goods and facilities available in these locations. The positive effects of this policy is reduce as greater emphasis is placed on development at local service centre settlements which generally have a more limited range of services and employment opportunities than key service centres. This may increase the need to travel with adverse effects for air quality. It may also increase the need to develop greenfield land as the SHLAA shows that previously developed land is in shorter supply in these settlements. This will require greater use of natural resources and is likely to increase the carbon footprint of the spatial approach. Overall a neutral effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p>

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Policy SP02: Spatial Strategy				
		<p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Adoption of active design principles through developments would help to encourage travel by foot and bicycle.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>	<p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Adoption of active design principles through developments would help to encourage travel by foot and bicycle.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>	
	++	<p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy approach would direct the majority of development towards the main urban area which is best served by existing services, employment, and infrastructure. This approach would best align land uses with infrastructure, and help to reduce the need to travel by car. The approach would make best use of previously developed land and help to safeguard greenfield sites and the role these fulfil in contributing to mitigating flood risk and maintaining water quality. Overall a significant positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant positive effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>	--	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy would mean that investment provided would not be directed to the communities which are best served by existing infrastructure, services, source of employment and shops, resulting in disproportionate growth at some settlements. The approach would promote the need to travel by car rather than reduce it. It would require the development of greenfield land in order to be delivered and in doing so, discourage regeneration, increasing resources needed to fulfil the implementation of the policy, magnifying its effects for climate change. Its adoption would be counterproductive to the achievement of this policy objective. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>

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Policy SP02: Spatial Strategy				
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u></p> <p>The policy will promote proportionate growth which seeks to make best use of existing resources in response to development needs. The approach of the proposal seeks to direct the majority of development towards urban areas with development in the rural areas focussed to respond to the needs of this area. The approach is likely to require some greenfield land in order to be achieved taking into account the findings of the SHLAA.</p> <p><u>Term</u></p> <p>A neutral effect is assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Securing higher density development to minimise the need for greenfield land. Consultation with Waste and Minerals authority with regards to effects of development on safeguarded mineral resources. Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development.</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>None.</p>	-	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs growth to the six main towns of the borough helping to make best use of existing resources in response to development needs. The approach is likely to require some greenfield land in order to be achieved taking into account the findings of the SHLAA. It may also result in less investment taking place in the larger settlements of the borough as market forces favour more profitable and less riskier locations for development. This is likely to require more natural resources and put at risk safeguarded minerals. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect is assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Securing higher density development to minimise the need for greenfield land. Consultation with Waste and Minerals authority with regards to effects of development on safeguarded mineral resources. Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development.</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+	<p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy approach would direct the majority of development towards the main urban area with limited development towards rural area. The SHLAA demonstrates that the urban area has the most extensive opportunity for brownfield development, thereby helping to encourage the renewal and redevelopment of previously developed land and helping to conserve greenfield land from loss to development. Overall a minor positive effect is assessed for this objective. A minor positive effect is noted given that the pursuit of the policy itself will result in use of resources and creation of waste.</p> <p><u>Term</u></p>	--	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u></p> <p>The policy would result in disproportionate growth at some settlements increasing pressure for greater levels of development at locations with very limited supply of brownfield land. This would result in the need for large requirements for greenfield land and result in a failure of the Local Plan to support the redevelopment and renewal of the borough's urban areas, and increasing the minerals and materials lost to support the plan. The policy would fail to support the implementation of this objective. A significant adverse effect is assessed.</p> <p><u>Term</u></p> <p>Significant adverse effects experienced over the plan period.</p>

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Policy SP02: Spatial Strategy				
		<p>Minor positive effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability pressures are likely to be magnified due to the emphasis placed for development in areas of the borough which are generally of low viability (see LSH Viability Report) Medium risk.</p>		<p><u>Mitigation</u></p> <p>Securing higher density development to minimise the need for greenfield land. Consultation with Waste and Minerals authority with regards to effects of development on safeguarded mineral resources. Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to the settlements of Pendle, depending on their size and role within the borough. This helps to reduce the amount of greenfield land required to meet development needs and helps to limit its environmental effects by avoiding those parts of the borough which are most sensitive to development in biodiversity terms. Overall a neutral effect is assessed.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of mitigation hierarchy. Implementation of biodiversity net gain requirements. Avoidance of the development of sites which are located in and contribute positively towards the borough's green infrastructure network. Requirement for surveys for protected species as appropriate. Developments should retain natural features including exist mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>	-	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs growth to the six main towns of the borough helping to make best use of existing resources in response to development needs. The approach is likely to require some greenfield land in order to be achieved taking into account the findings of the SHLAA. It may also result in less investment taking place in the larger settlements of the borough as market forces favour more profitable and less riskier locations for development. This could increase pressure on natural habitats and wildlife found in these locations. Overall a minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Minor adverse effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of mitigation hierarchy. Implementation of biodiversity net gain requirements. Avoidance of the development of sites which are located in and contribute positively towards the borough's green infrastructure network. Requirement for surveys for protected species as appropriate. Developments should retain natural features including exist mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented.</p> <p><u>Assumptions</u></p> <p>None.</p>

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Policy SP02: Spatial Strategy				
		Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments		Uncertainties Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments
	0	LIMITED RURAL <u>Likely Significant Effects</u> The policy directs development to the urban areas of Pendle. This helps to safeguard undeveloped land in the open countryside from loss, maintaining the parts of the borough which are most sensitive to development in biodiversity terms. Overall a neutral effect is assessed. <u>Term</u> Neutral effects for the plan period. <u>Mitigation</u> Application of mitigation hierarchy. Implementation of biodiversity net gain requirements. Avoidance of the development of sites which are located in and contribute positively towards the borough's green infrastructure network. Requirement for surveys for protected species as appropriate. Developments should retain natural features including exist mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented. <u>Assumptions</u> None. <u>Uncertainties</u> Brownfield sites may be ecological diverse and important in their current condition. Viability pressures are likely to be magnified due to the emphasis placed for development in areas of the borough which are generally of low viability (see LSH Viability Report) Medium risk.	--	DISPERSAL <u>Likely Significant Effects</u> The policy would result in disproportionate growth at some settlements increasing pressure for greater levels of development at locations with very limited supply of brownfield land. This would result in the need for large requirements for greenfield land increasing pressure to develop in environmentally sensitive parts of the borough. The policy would fail to support the implementation of this objective. A significant adverse effect is assessed. <u>Term</u> Significant adverse effects experienced over the plan period. <u>Mitigation</u> Application of mitigation hierarchy. Implementation of biodiversity net gain requirements. Avoidance of the development of sites which are located in and contribute positively towards the borough's green infrastructure network. Requirement for surveys for protected species as appropriate. Developments should retain natural features including exist mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented. <u>Assumptions</u> None. <u>Uncertainties</u> Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments
13. To conserve and enhance the historic environment,	?	PREFERRED OPTION <u>Likely Significant Effects</u> Heritage assets are found across all parts of the Borough and are materially affected by development in different ways. The policy	?	SIX TOWNS <u>Likely Significant Effects</u> Heritage assets are found across all parts of the Borough and are materially affected by development in different ways. The policy may

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heritage assets and their setting.		<p>may help to limit the potential for uncharacteristic development of the rural area which may harm its tranquillity, lifestyle, traditions, form and appearance, and historical environment found within. The policy help equally contribute to the harm of the historic environment found within the urban area, due to the increased pressure to redevelop sites and alterations in character and density which may be contradictory to their surroundings. Uncertain effects are therefore assessed for this policy.</p> <p><u>Term</u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>		<p>help to limit the potential for uncharacteristic development of the rural area which may harm its tranquillity, lifestyle, traditions, form and appearance, and historical environment found within. The policy help equally contribute to the harm of the historic environment found within the urban area, due to the increased pressure to redevelop sites and alterations in character and density which may be contradictory to their surroundings. Uncertain effects are therefore assessed for this policy.</p> <p><u>Term</u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>
	?	<p>LIMITED RURAL</p> <p><u>Likely Significant Effects</u></p> <p>Heritage assets are found across all parts of the Borough and are materially affected by development in different ways. The policy may help to limit the potential for uncharacteristic development of the rural area which may harm its tranquillity, lifestyle, traditions, form and appearance, and historical environment found within. The policy help equally contribute to the harm of the historic environment found within the urban area, due to the increased pressure to redevelop sites and alterations in character and density which may be contradictory to their surroundings. Uncertain effects are therefore assessed for this policy.</p> <p><u>Term</u></p>	-	<p>DISPERSAL</p> <p><u>Likely Significant Effects</u></p> <p>Heritage assets or different form, character and significance are found across all parts of the Borough and are materially affected by development in different ways. Yet despite this, it is likely given the result of the policy, providing disproportionate growth towards rural settlements, the policy will provide for a degrading of settlement character which is likely to harm the wider historic form and setting of the historical landscape of the rural area. At least a minor adverse effect is therefore assessed for this SA Objective.</p> <p><u>Term</u></p> <p>Likely adverse effects across the plan period.</p> <p><u>Mitigation</u></p>

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Policy SP02: Spatial Strategy				
		<p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>		<p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>The extent and degree of harm caused is likely to be determined on a site by site basis (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	+	<p>PREFERRED OPTION</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to the settlements of Pendle, depending on their size and role within the borough. This helps to reduce the amount of greenfield land required to meet development needs and helps to limit its effects on the landscape quality of the borough. The proposal will help to regenerate Pendle securing enhancements to its townscape. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on the character of the urban and/or natural environment. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>	-	<p>SIX TOWNS</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs growth to the six main towns of the borough helping to make best use of existing resources in response to development needs. The approach is likely to require some greenfield land in order to be achieved taking into account the findings of the SHLAA resulting in disproportionate and uncharacteristic growth at the local scale. It may also result in less investment taking place in the larger settlements of the borough as market forces favour more profitable and less riskier locations for development. Overall a minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Minor adverse effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on the character of the urban and/or natural environment. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>

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Policy SP02: Spatial Strategy			
	<div><div>+</div><div><div>LIMITED RURAL</div><div><u>Likely Significant Effects</u></div><div>The policy directs development to the urban areas of Pendle. This helps to safeguard undeveloped land in the open countryside from loss, maintaining its character and qualities. The proposal will help to regenerate Pendle securing enhancements to its townscape. The proposal may result in some pressures for land within the settlements of Pendle with potential to adversely affect existing urban character. The pressure caused serves to reduce the benefits of this approach for this objective resulting in an overall minor positive effect.</div><div><u>Term</u></div><div>Minor positive effects for the plan period.</div><div><u>Mitigation</u></div><div>Design measures, landscaping or use may be used to mitigate any harm on the character of the urban and/or natural environment. This is to be assessed through the development management process.</div><div><u>Assumptions</u></div><div>None.</div><div><u>Uncertainties</u></div><div>Permitted Development results in harm to heritage assets. Low-medium risk.</div></div></div>	<div><div>--</div><div><div>DISPERSAL</div><div><u>Likely Significant Effects</u></div><div>The policy would result in disproportionate growth at some settlements increasing pressure for greater levels of development at locations with very limited supply of brownfield land. This would result in the need for large requirements for greenfield land increasing pressure to develop areas of the borough which are particularly sensitive to change with likely adverse effects for local landscape quality and character, tranquillity, the historic environment, and the setting and character of the borough’s settlements. The policy would fail to support the implementation of this objective. A significant adverse effect is assessed.</div><div><u>Term</u></div><div>Significant adverse effects experienced over the plan period.</div><div><u>Mitigation</u></div><div>Design measures, landscaping or use may be used to mitigate any harm on the character of the urban and/or natural environment. This is to be assessed through the development management process.</div><div><u>Assumptions</u></div><div>None.</div><div><u>Uncertainties</u></div><div>Permitted Development results in harm to heritage assets. Low-medium risk.</div></div></div>	

Policy SP03: Distribution of Development
<p>Preferred Option Policy Summary (70:20:10)</p> <p>The preferred approach distributes housing with 70% met at the M65 Urban Area (Nelson, Colne, Brierfield (with Reedley) and Barrowford, 20% at West Craven (Barnoldswick, Earby, Kelbrook (with Sough) and Salterforth, and 10% in the M65 Rural Area (Trawden, Fence, Foulridge, Blacko, Higham, Lanesshaw Bridge, Barley, Newchurch-in-Pendle, Roughlee and Spen Brook). The policy follows and is responsive to the settlement hierarchy and spatial strategy set in Policy SP02 (tested above) and provides certainty as to the overall pattern of development sought over the plan period.</p> <p>Alternative Options</p> <p>Alternative approaches of expanding the top tier of settlements, limiting growth to the rural area and dispersing growth amongst all settlements within Pendle have already been tested above as options for Policy SP02 and so are not repeated here. The way in which different parts of the borough are grouped together does not on its own change the findings of the sustainability appraisal, noting that the roles settlements and their capacity for growth is defined in Policy SP02. As such alternatives tested relate only to the proportion of growth identified for each spatial area:</p>

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Policy SP03: Distribution of Development				
<ul style="list-style-type: none"> Reasonable Alternative 1: 50% M65 Urban area, 30% West Craven, 20% M65 Rural Area (50:30:20) Reasonable Alternative 2: 80% M65 Urban area, 15% West Craven, 5% M65 Rural Area (80:15:5) Reasonable Alternative 3: New Settlement. <p>Preferred Option Policy Appraisal</p> <p>The preferred option achieves a balanced outcome across most SA objective areas as it delivers the most benefits in responding to economic and social needs of the plan in response to environmental pressures. Alternative options do not perform as consistently well. The dispersed approach providing increased supply within the rural areas scores weakest providing for a relatively poor pattern of development in sustainability terms with increased environmental effects. The provision of a new settlement may result in some benefits in the long term in addressing development needs in a sustainable way and allowing for constraints to be managed and planned for through the design and layout of the proposal. New settlements however require significant investment, use extensive resources, and their success in determining the activities and lifestyle choices of their occupiers are not guaranteed meaning their benefits are softened. Furthermore their extensive land take up increases the potential for adverse environmental effects notwithstanding the benefits of a planned approach. A strategy focussing growth on the urban area scores particularly well for transport, resources, and climate change objectives owing to the promotion of walking and cycling and modal shift away from car usage. Wider environmental benefits over and beyond the preferred option were however limited as the proposal will result in further activity and development which increases pressure on these indicators as a result on concentrated use or changes required to the landscape to accommodate them. The benefits of the urban concentration strategy were less strong than the preferred option because this approach ignores the needs of the rural areas.</p>				
SA Objective	Score	Commentary	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>The preferred option enables housing development at all sustainable settlements in Pendle in a proportionate way and in a way which is responsive to identified housing need as set out within the Icen Projects, Housing Needs Assessment (2023). The policy would therefore respond effective to housing need, providing a varied housing supply and stock, enabling needs to be met. The approach has a limited positive effect due to strained viability in urban areas (see LSH, Viability Appraisal) which constrains the tenure, type and size of new homes provided.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development of 100% affordable housing schemes has proven an effect means of meeting this type of housing need within the M65 Urban Area.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments.</p>	+/-	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u></p> <p>The policy would enable a larger number of affordable homes to come forward over the plan period as a greater proportion of housing supply would take place at settlements with generally improved viability. The approach would also enable a strong variety of homes to be provided in response to identified housing needs. The approach however would see the housing needs of specific communities (including the largest settlements Colne and Nelson) not being met in full, forcing people to seek housing in more expensive parts of the borough or in neighbouring Burnley. This may result in prices increasing along the M65 Urban Area, affecting affordability of property and worsen access to the housing market for some households. Mixed effects are assessed for this policy option.</p> <p><u>Term</u></p> <p>Mixed effects over 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>

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Policy SP03: Distribution of Development				
				Delivery of allocations/commitments. Market responses to a lack of supply.
	+/-	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>This approach would allow the majority of the borough's housing needs to be met but would ignore and fail to respond to those arising within the rural area. This would mean that the housing needs of the rural area would not be met, reducing accessibility to housing of the right type and tenure for communities in these areas. Pressures may arise if viability is challenged over the plan period, with a greater level of supply at the M65 Urban Area settlements which has a lower viability than the remaining plan area (see LSH Viability Report). Viability pressures could also reduce the amount of affordable housing coming forward, limiting the effectiveness of the plan in meeting the large affordable housing need identified (see Iceni Projects, Housing Needs Assessment). The Borough has however been successful at securing affordable housing delivery through other means. Mixed effects are assessed for this policy option.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Rural Exception schemes and 100% affordable housing schemes would likely form a key response to meeting housing needs under this scenario.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments. This would place significant pressure on the need for greenfield sites.</p>	-	<p>ALTERNATIVE 3 (New Settlement)</p> <p><u>Likely Significant Effects</u></p> <p>This approach would provide much of the housing required to meet housing need in a single settlement with limited provision elsewhere. The approach is likely to achieve a more rounded response to housing delivery than the preferred option due to improved viability. However the approach would fail to secure housing provision locally, and is unlikely to satisfy housing demand experienced, resulting in an increase in house prices and rents. The lead-in requirements for a new settlement also mean that it is unlikely to make any significant contribution to meeting housing needs in this plan period. The effectiveness of this approach would therefore be limited and would necessitate further allocations elsewhere. A minor adverse effect is assessed for this policy option taking this into account.</p> <p><u>Term</u></p> <p>Minor negative effects over the plan period, with potentially minor positive effects beyond.</p> <p><u>Mitigation</u></p> <p>Allocations would be required at sites elsewhere in the borough to meet short to medium term housing needs.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Complexity of bringing this type of development forward with likely multiple landownerships, delivery of infrastructure, utilities and services, securing local job opportunities and its connectivity and integration with the wider borough. Phasing and achieving high rates of delivery over a prolonged period.</p>

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Policy SP03: Distribution of Development				
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	PREFERRED OPTION (70:20:10) <u>Likely Significant Effects</u> The policy will align housing growth with employment development help to integrate land use and infrastructure investment. This will help to support the delivery of this SA objective. <u>Term</u> Minor positive effects for the plan period. <u>Mitigation</u> Sites allocated are assessed for their proximity to existing sources of employment. New infrastructure provided through housing sites could also benefit existing employment sites. <u>Assumptions</u> None. <u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments	-	ALTERNATIVE 1 (50:30:20) <u>Likely Significant Effects</u> The policy would increase the need to travel for some residents to access employment with a lower proportion of need accommodated at the larger settlements of the borough in favour of greater provision within the rural area. This will serve to support the rural economy however this support is not significant to overcome the likely adverse effect caused to the economy of the urban areas through a lack of investment. Decreased accessibility to sources of employment is likely to see residents to seek alternative opportunities to work outside of the plan area. <u>Term</u> Minor adverse effects for the plan period. <u>Mitigation</u> Sites would need to support new infrastructure and public transport provision to increase opportunities to access employment via sustainable modes of transport. <u>Assumptions</u> None. <u>Uncertainties</u> People will likely travel by car.
		ALTERNATIVE 2 (80:15:5) <u>Likely Significant Effects</u> This approach would provide for significant investment to the main urban area of Pendle providing for a strong alignment of residential and employment uses in this area. The approach however is likely to provided insufficient growth to businesses found outside of this area, and will increase the need to travel for residents working in this part of the borough. As such, the approach does not achieve an appropriate balance to growth of housing across the entirety of the plan area. <u>Term</u> Adverse effects over the plan period. <u>Mitigation</u>		NEW SETTLEMENT <u>Likely Significant Effects</u> This approach would deliver the growth needs of the plan area to a new settlement within Pendle. This would fail to align housing growth to existing employment sites and would increase the need to travel for many. A new settlement provides the opportunity for new employment sites to be established promoting access by foot and bicycle to residents of the site. The approach is however unlikely to maximise the economic opportunities of the borough provided through the clustering of businesses at successful economic locations. It also ignores that the majority of the economic needs of the borough for the plan period as assessed through the Employment Land Review (Iceni Projects, 2023) have already been met through committed investments, which are aligned to the borough's existing employment sites. The delivery of a new settlement is likely to take a significant amount of time, and its
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Policy SP03: Distribution of Development				
		<p>Sites would need to support new infrastructure and public transport provision to increase opportunities to access employment via sustainable modes of transport.</p> <p>Assumptions None.</p> <p>Uncertainties Infrastructure and service provision to rural areas is unlikely to be sustainable in the long run being used by a limited proportion of the population and will require subsidy (medium risk).</p>		<p>benefits will only start to be realised at the end of the plan period. Overall, taking this into account, a minor adverse effect is assessed for this objective.</p> <p>Term Minor negative effects over the plan period with the potential for positive effects after the plan period.</p> <p>Mitigation New infrastructure and public transport provision to increase opportunities to access employment via sustainable modes of transport.</p> <p>Assumptions None.</p> <p>Uncertainties Delivery of allocations/commitments</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	<p>PREFERRED OPTION (70:20:10)</p> <p>Likely Significant Effects The proposal seeks to balance urban and rural development needs, proportionate to the communities served and capacity of services and infrastructure. The approach seeks to support urban regeneration with an emphasis of development at the M65 Urban Area to support the vitality and vibrancy of these settlements and support their renewal. The approach also enables sustainable growth a rural settlements to respond to their development needs with growth identified proportionately for settlements located within West Craven and the M65 Rural Area. The approach is important in tackling deprivation experienced within both an urban and rural setting.</p> <p>Term Significant positive effects over the plan period.</p> <p>Mitigation The approach is fulfilled by the development of allocated sites, committed sites and policy compliant windfall development.</p> <p>Assumptions None.</p> <p>Uncertainties</p>	+/-	<p>ALTERNATIVE 1 (50:30:20)</p> <p>Likely Significant Effects The policy supports investment in urban areas but to a more limited degree than the preferred approach with greater emphasis on growth within the more rural parts of the borough. This could result in missed opportunities for the urban area and failure to support economic growth and investment in this part of the borough. This option would support service provision and employment in these areas, however would also increase pressure on infrastructure as a higher level of development occurs. Overall, mixed effects are assessed for this policy option.</p> <p>Term Mixed effects experienced over the plan period.</p> <p>Mitigation Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. This will help to reduce the burdens placed by this policy option.</p> <p>Assumption None.</p> <p>Uncertainties None.</p>

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Policy SP03: Distribution of Development				
		Allocated or committed sites stall or fail to come forward resulting in pressure to have greater levels of development at rural settlements.		
	+/-	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>The policy would support the reinvestment and regeneration of the borough's main urban area. This approach will help to address issues of social deprivation experienced in communities within the urban areas of Pendle, with the most significant issues of deprivation experienced within Nelson, Colne and Brierfield. The policy increases the emphasis of delivery in these areas and so increases the responsiveness of the policy in benefiting these areas. The approach however would constrain development in rural areas meaning that the plan would be ineffective (and would contribute) to problems in rural areas. This would negatively affect the sustainability of these areas, potentially leading to their depopulation, loss of employment activity and increasing the need to travel to access services, goods and sources of employment (dormitory communities). The effects of the policy could be significant in terms of its positive and negative effects and is therefore assessed as being mixed.</p> <p><u>Term</u></p> <p>Mixed effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>	--	<p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u></p> <p>The policy would direct investment away from established settlements including the main urban area which suffers from the most significant deprivation and urban decay issues. The policy would not directly address the most significant issues affecting the borough. Instead the policy would provide an option to residents to live in a new settlement within the borough, with new infrastructure, services and jobs. The proposal would benefit only a small proportion of residents whom could afford it and would be ineffective for the majority of residents whom are most in need with issues likely to worsen over the plan period rather than improve. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Facilities provided at a new settlement may alleviate capacity problems experienced at existing settlements.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site delivery.</p>

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Policy SP03: Distribution of Development				
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p>PREFERRED APPROACH (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>The proposal seeks to balance urban and rural development needs, proportionate to the communities served and capacity of services and infrastructure. The approach seeks to support urban regeneration with an emphasis of development at the main urban area support the vitality and vibrancy of these settlements and support their renewal. The approach also enables sustainable growth a rural settlements to respond to their development needs. The approach is important in tackling deprivation experienced within both an urban and rural setting. It protects rural areas from disproportionate development that may harm services and infrastructure and irreversibly alter the character and qualities of these areas. The proposal best responds to and protects the health and wellbeing interests of the entire community, and has a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>The approach is fulfilled by the development of allocated sites, committed sites and policy compliant windfall development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Allocated or committed sites stall or fail to come forward resulting in pressure to have greater levels of development at rural settlements.</p>	-	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u></p> <p>The policy would provide limited investment to urban areas enabling limited regeneration of the borough's deprived communities. The effectiveness of this investment would be limited however with opportunities in the rural areas serving to focus investment to these areas. This would benefit the rural economy and support the longer term sustainability of these areas but at the expense of increase service and infrastructure pressure, and the loss of greenfield land which may be valued by existing communities. The proposal would therefore fail to support the health interests of communities across Pendle and would likely result in reduced quality of life over the plan period. Taking this into account a minor negative effect is assessed for this policy option.</p> <p><u>Term</u></p> <p>Minor adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. New open space and habitat provision within development sites.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy SP03: Distribution of Development			
	<div>+/-</div> <div>ALTERNATIVE 2 (80:15:5) <u>Likely Significant Effects</u> The policy would support the reinvestment and regeneration of the borough’s main urban area. This approach will help to address issues of social deprivation experienced in the most deprived communities of Pendle, benefiting the health and wellbeing interests of residents in this part of the borough, and providing tangible improvements to urban quality. The approach however would constrain development reducing the plan’s effectiveness in supporting the longer term sustainability of these areas potentially affecting access to services and facilities. The approach would help to safeguard greenfield sites from development which may be valued and of benefit to the health and wellbeing of the communities served. Overall, and taking this above into account, a mixed effect is assessed for this policy option. <u>Term</u> Mixed effects experienced over the plan period. <u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. <u>Assumption</u> None. <u>Uncertainties</u> Low viability in the urban area means that the adoption of this policy option as an approach to meeting the planned needs of the borough will likely increase the potential for speculative development if planned supply fails to come forward.</div>	<div>--</div> <div>NEW SETTLEMENT <u>Likely Significant Effects</u> The policy would mean that investment provided would not be directed to the communities evidenced as in need and directed elsewhere. The policy would therefore ignore (and potentially constrain) opportunities for regeneration and investment in the established towns and rural communities of Pendle, favouring a new settlement at which to focus development needs. Whilst this may help to relieve service pressure and reduce the spread of development (and wider effects caused across Pendle’s natural environment), the benefits of this approach would only be felt by a small proportion of the borough’s community whom could afford this type of living. The policy would not address deprivation issues experienced by communities in Pendle, with issues likely to worsen and not get better. Taking this into account significant negative effect is assessed for this policy option. <u>Term</u> Significant adverse effects experienced over the plan period. <u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. <u>Assumption</u> None. <u>Uncertainties</u> Deliverability of a new settlement.</div>	

Appendix 3: Appraisal of Policy Options

Policy SP03: Distribution of Development				
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	PREFERRED OPTION (70:20:10) <u>Likely Significant Effects</u> <p>The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help reduce the reliance of travel by car and align investment to available infrastructure. The support provided to development in rural communities to maintain their long term sustainability is likely to promote a level of car usage noting the more limited range of services and job opportunities available in these settlements. Taking this into account a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments</p>	-	ALTERNATIVE 1 (50:30:20) <u>Likely Significant Effects</u> <p>The policy will provide some development and investment to the borough's main urban area but will result in increased provision in the borough's more rural areas which are generally less well served by existing services and infrastructure, and have reduced accessibility to goods, employment and public transport. The approach would increase the need to travel by car for more people, with adverse effects likely for this objective as a result.</p> <p><u>Term</u> Minor adverse effects for the plan period.</p> <p><u>Mitigation</u> Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents and improve capacity.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments</p>

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Policy SP03: Distribution of Development				
	+	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>The policy approach would direct the majority of development towards the main urban area which is best served by existing services, employment, and infrastructure. This approach would align land uses with infrastructure, and help to reduce the need to travel by car for a large proportion of the borough's residents. Limited investment in rural areas could see existing services reduce in quality and frequency and promote travel by car. This would limit the effectiveness of this policy option in securing benefits for this objective. Taking this into account, a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability pressures may result in greenfield development which, in general, is not as accessible to existing services, goods and sources of employment due to increased distance (medium risk).</p>	-	<p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u></p> <p>The policy would direct investment and infrastructure to a new settlement. This would provide for an alignment of land uses in these area, promoting travel by sustainable modes of transport. The approach is unlikely to mitigate existing issues in the highway network but may contribute towards these as residents travel to access services, goods and job opportunities not available within the settlement. As a result, a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Adverse effects at first in the early stages of development, likely to improve to neutral as phases and infrastructure of the new settlement comes forward.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>How residents use services and infrastructure at a new settlement and the impact on their pattern of movement and means of travel is unknown and would require monitoring (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help ensure that development provided over the plan period is responsive to the needs and role of each community. The policy helps to encourage and enable the regeneration of the urban area making best use of land and safeguarding soils. The requirement for proportionate growth in rural areas could create pressure to develop greenfield land in order for requirements to be met (subject to committed growth) noting the general absence of available and suitable brownfield sites in these communities. This</p>	-	<p>ALTERNATIVE 1 (50/30/20)</p> <p><u>Likely Significant Effects</u></p> <p>The policy increases emphasis of meeting development needs to communities in more rural areas of Pendle. The policy would reduce the role of the urban area in meeting development needs meaning that the full potential of these areas would not be realised and therefore harming the achievement of this objective. In addition, the policy adds greater emphasis on delivery in settlements which are generally of more limited sustainability than the urban area, and are typically smaller in scale with more limited opportunities for brownfield development thereby increasing pressure and need for the development of greenfield</p>

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Policy SP03: Distribution of Development			
		<p>pressure is outweighed by the benefits provided for urban areas resulting in an overall minor positive effect.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> The need for allocations to be determined based on proportion of further growth needs to be met in alignment with the settlement hierarchy taking into account committed development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments</p>	<p>sites (as evidenced through the 2023, SHLAA). The implementation of the policy would have a minor adverse effect for this objective.</p> <p><u>Term</u> Minor negative effects expected for the plan period.</p> <p><u>Mitigation</u> The need for allocations to be determined based on proportion of further growth needs to be met in alignment with the settlement hierarchy taking into account committed development. Increasing densities at sites may help to reduce the need for additional sites.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments</p>
	++	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u> The policy approach would direct the majority of development towards the main urban area with limited development towards rural area. The SHLAA demonstrates that the urban area has the most extensive opportunities for brownfield development, thereby helping to encourage the renewal and redevelopment of previously developed land and helping to conserve greenfield land from loss to development. Overall a significant positive effect is assessed for this objective.</p> <p><u>Term</u> Significant positive effects experienced over the plan period.</p> <p><u>Mitigation</u> The need for allocations to be determined taking into account committed development.</p> <p><u>Assumption</u> None.</p> <p><u>Uncertainties</u> Viability pressures are likely to be magnified due to the emphasis placed for development in areas of the borough which are generally of low viability (see LSH Viability Report) Medium risk.</p>	<p>-</p> <p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u> The policy promotes and is reliant upon the development of a new settlement in order to meet development needs. This new settlement is likely to be located on greenfield land noting the general absence of large scale brownfield sites available in the borough, and viability pressures associated with this typology of sites. The policy would therefore require the development of greenfield land and loss of existing undeveloped soil in order to be realised. The policy could discourage the redevelopment of existing brownfield sites located elsewhere in the borough through market preference and competition. The development of a single greenfield site would focus delivery and could safeguard against a more dispersed pattern of development meaning that its effects could be better managed and planned for. Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects experienced over the plan period.</p> <p><u>Mitigation</u> Securing development at a higher density and safeguarding soils from development proven to be at the highest quality.</p> <p><u>Assumption</u> None.</p>

Appendix 3: Appraisal of Policy Options

Policy SP03: Distribution of Development				
				Uncertainties Non-delivery would place significant pressure on the need for alternative land to be identified in order to meet development requirements (medium risk).
7. To conserve and enhance water quality and resources	0	PREFERRED OPTION (70:20:10) Likely Significant Effects The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help minimise the impact of development to communities and their environments whilst meeting needs as evidenced. The policy helps to encourage and enable the regeneration of the urban area safeguarding the borough's natural features which contribute to water quality and supplies. Proportionate growth in rural areas is unlikely to create significant pressures to adversely affect water quality and supplies in these parts of the borough. A neutral effect is assessed for this objective. Term Neutral effects for the plan period. Mitigation Adoption of policy measures to reduce the potential for pollution of the water course as a result of development proposals. This includes policy requirements to assess the potential for ground contamination and adoption of planning conditions relating to its safe treatment and removal. Other policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water). Assumptions None. Uncertainties Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.	-	ALTERNATIVE 1 (50:30:20) Likely Significant Effects The policy directs an increased proportion of development towards rural communities whilst maintaining some investment to the borough's main urban area. The approach may serve to increase pressure to develop land which contributes positively towards water supply and quality in rural areas. A minor adverse effect is assessed. Term Minor adverse effects for the plan period. Mitigation Adoption of policy measures to reduce the potential for pollution of the water course as a result of development proposals. This includes policy requirements to assess the potential for ground contamination and adoption of planning conditions relating to its safe treatment and removal. Other policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water). Assumptions None. Uncertainties Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.

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	+	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development to the urban area with limited development in rural areas. This will help minimise the impact of development on rural communities and their environments. The policy encourages the regeneration of the urban area safeguarding the borough's natural features which contribute to water quality and supplies. Overall a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of policy measures to reduce the potential for pollution of the water course as a result of development proposals. This includes policy requirements to assess the potential for ground contamination and adoption of planning conditions relating to its safe treatment and removal. Other policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p>	<p>0</p> <p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u></p> <p>The policy promotes and is reliant upon the development of a new settlement in order to meet development needs. This new settlement is likely to be located on greenfield land noting the general absence of large scale brownfield sites available in the borough, and viability pressures associated with this typology of sites. The policy would therefore require the development of greenfield land and potentially could threaten land which is important to water quality and supply. The policy could however result in the concentration of development at a single greenfield site. This focussed approach would safeguard against a more dispersed pattern of development which would affect a wider and broader geography. It also means that the effects of development can be subject to detailed assessment, meaning that its effects could be better managed and planned for. Taking into account this opportunity, on balance, a neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effect experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Securing development at a higher density and safeguarding soils from development proven to be at the highest quality. Application of policy requirements to reduce water usage and enable the recycling of rainwater should also be considered to ensure that the plan is responsive of project future water supply pressures (as evidenced by the Water Drainage Management Plans of both UU and Yorkshire Water).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p> <p><u>Assumption</u></p> <p>None.</p>

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8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help minimise the need to develop greenfield land and affect its role within the drainage basin. Brownfield sites may however equally be affected by flooding and drainage issues. The SFRA and SHLAA demonstrate that the development needs of the borough can be accommodated in accordance with the preferred approach without harming this objective. Overall, and taking into account the findings of the SFRA and SHLAA, a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Vulnerable development types directed to avoid land most of risk of flooding. Natural means of drainage should be retained and incorporated into the drainage design for a site to ensure sufficient drainage capacity and management to satisfactorily address flood risk for site occupiers and not result in an increased flood risk in off-site locations.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments. Flooding may affect site capacity. Climate change and its effects on flooding. Medium risk.</p>	0	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs an increased proportion of development towards rural communities whilst maintaining some investment to the borough's main urban area. The implementation of the policy may increase pressure for greenfield land, and land which fulfils a positive contribution to the drainage of the borough. The SHLAA shows that there is a sufficient capacity of greenfield sites which can be developed without conflict to national flood risk policy. Taking this finding into account, a neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Vulnerable development types directed to avoid land most of risk of flooding. Natural means of drainage should be retained and incorporated into the drainage design for a site to ensure sufficient drainage capacity and management to satisfactorily address flood risk for site occupiers and not result in an increased flood risk in off-site locations.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments. Flooding may affect site capacity. Climate change and its effects on flooding. Medium risk.</p>
	+	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs the majority of development needs to the urban area. This increases the need for development within the urban area, parts of which are demonstrated by the SFRA to experience flood risk pressures. The SHLAA shows that there is sufficient capacity of land which is available at the urban area and would not be in conflict with national planning policy with regards to flood risk. Moreover the adoption of the strategy would safeguard</p>	0	<p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u></p> <p>The policy would provide a focussed approach to meeting development needs with the majority of needs directed to a single part of the borough. The approach would in large part ensure that existing communities and flooding issues would not be worsened by new development. This focussed approach would safeguard against a more dispersed pattern of development which would affect a wider and broader geography. It also means that the effects of development can</p>

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		<p>rural areas from development and the natural water storage these areas provide. Taking this into account a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> Vulnerable development types directed to avoid land most of risk of flooding. Natural means of drainage should be retained and incorporated into the drainage design for a site to ensure sufficient drainage capacity and management to satisfactorily address flood risk for site occupiers and not result in an increased flood risk in off-site locations.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments. Flooding may affect site capacity. Climate change and its effects on flooding. Medium risk.</p>		<p>be subject to detailed assessment, meaning that its effects could be better managed and planned for utilising the findings of the Council's SFRA (JBA Consulting 2021) as a starting point for site selection and preliminary design. The advantages of this approach in managing flood risk and surface water flooding means that the responses needed to effectively manage these issues can be designed into the scheme from the beginning, with the proposal benefiting from a near blank canvass (save for geographical constraints) and an enhanced viability position. Taking this into account a neutral effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects are assessed for the plan period.</p> <p><u>Mitigation</u> Vulnerable development types directed to avoid land most of risk of flooding. Natural means of drainage should be retained and incorporated into the drainage design for a site to ensure sufficient drainage capacity and management to satisfactorily address flood risk for site occupiers and not result in an increased flood risk in off-site locations.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Climate change and its projected effects on climate change. Low-medium risk.</p>
9. To improve air quality.	+	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u> The policy directs development proportionately to settlements of Pendle, depending on their size and role within the borough. This will help reduce the reliance of travel by car and align investment to available infrastructure and existing land uses. The support provided to development in rural communities to maintain their long term sustainability is likely to promote a level of car usage noting the more limited range of services and job opportunities available in these settlements. Taking this into account a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p>	-	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u> The policy will provide some development and investment to the borough's main urban area but will result in increased development in the borough's more rural areas which are generally less well served by existing services and infrastructure, and have reduced accessibility to goods, employment and public transport. The approach would increase the need to travel by car for more people, affecting air quality at sensitive nodes within the borough. As such adverse effects are assessed for this objective.</p> <p><u>Term</u> Minor adverse effects for the plan period.</p> <p><u>Mitigation</u></p>

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		<p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Adoption of active design principles through developments would help to encourage travel by foot and bicycle.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>		<p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents and improve capacity.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>
	+	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>The policy approach would direct the majority of development towards the main urban area which is best served by existing services, employment, and infrastructure. This approach would best align land uses with infrastructure, and help to reduce the need to travel by car. The benefits of this approach for the achievement of this objective are however moderated noting that the urban areas are the source of most pollutants and where air quality in the borough is generally at its lowest. The proposal is unlikely to contribute significantly to existing issues however existing users/occupiers close to these areas may be exposed to existing problems. Taking this into account, overall a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Adoption of active design principles through developments would help to encourage travel by foot and bicycle.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p>	-	<p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u></p> <p>The policy would direct investment and infrastructure to a new settlement. This would provide for an alignment of land uses in this area, promoting travel by sustainable modes of transport at a localised level. The approach is unlikely to mitigate existing issues, but may contribute to air quality problems at key nodes as people are forced to travel to access jobs, services and goods not available within the new settlement. Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects over the plan period depending on intensity of use and reliance on car for accessed.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Travel Plan measures and bus subsidy to nearby towns and settlements would be expected and would help reduce car usage.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>How residents use services and infrastructure at a new settlement and the impact on their pattern of movement and means of travel is unknown and would require monitoring (medium risk).</p>

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Policy SP03: Distribution of Development				
		The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.		
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to the settlements of Pendle, depending on their size and role within the borough. This will help reduce the reliance of travel by car and align investment to available infrastructure, and makes best use of available resources including promoting the renewal of developed land, protecting greenfield land and the borough's natural assets. The support provided to development in rural communities is likely to promote a level of car usage noting the more limited range of services and job opportunities available in these settlements however also helps to the maintain the long term sustainability of these communities enabling local service provision and job opportunities. As a result a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Adoption of active design principles through developments would help to encourage travel by foot and bicycle.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>	-	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u></p> <p>The policy will provide some development and investment to the borough's main urban area but will result in increased development in the borough's more rural areas which are generally less well served by existing services and infrastructure, and have reduced accessibility to goods, employment and public transport. The approach would increase the need to travel by car for more people, affecting air quality at sensitive nodes within the borough. It would increase the need for greenfield sites in order to be delivered, increasing pressure on the borough's natural assets which may be important for biodiversity, managing and alleviating flood risk and mitigating the effects of climate change. As such adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents and improve capacity. Adoption of active design principles through developments would help to encourage travel by foot and bicycle.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>
	++	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>The policy approach would direct the majority of development towards the main urban area which is best served by existing services, employment, and infrastructure. This approach would</p>	+/-	<p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u></p> <p>The policy would direct investment and infrastructure to a new settlement. This would provide for an alignment of land uses in this area, promoting travel by sustainable modes of transport at a localised</p>

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Policy SP03: Distribution of Development				
		<p>best align land uses with infrastructure, and help to reduce the need to travel by car. The approach would make best use of previously developed land and help to safeguard greenfield sites and the role these fulfil in contributing to mitigating flood risk, maintaining water quality and combating the effects of climate change. Overall, taking the above into account, a significant positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant positive effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>		<p>level. The approach is unlikely to mitigate existing issues, and may contribute to air quality problems at key nodes as people are forced to travel to access jobs, services and goods not available within the new settlement. The proposal would require extensive use of resources in order to be achieved, and is likely to ignore and potentially discourage investments in other parts of the borough. A new settlement however allows a community to be planned from the ground up, with all constraints and issues taken into account through the design process and integrated into its features. Enhanced viability and marketability will enable higher build standards to be achieved, enabling the delivery of a community which is likely to have lower carbon footprint in the longer term. Mixed effects are therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period depending on intensity of use and reliance on car for accessed.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Travel Plan measures and bus subsidy to nearby towns and settlements would be expected and would help reduce car usage. Sustainable construction and design measures and standards to minimise carbon emissions during development and occupation. Natural means of drainage should be retained and incorporated into the drainage design for a site to ensure sufficient drainage capacity and management to satisfactorily address flood risk for site occupiers and not result in an increased flood risk in off-site locations.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>How residents use services and infrastructure at a new settlement and the impact on their pattern of movement and means of travel is unknown and would require monitoring (medium risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover)	0	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>The policy will promote proportionate growth which seeks to make best use of existing resources in response to development needs. The approach of the proposal seeks to direct the majority</p>	-	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u></p> <p>The policy will provide some development and investment to the borough's main urban area but will result in increased development in the borough's more rural areas. The approach is likely to require a</p>

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and ensure the sustainable use of natural resources.		<p>of development towards urban areas with development in the rural areas focussed to respond to the needs of this area. The approach is likely to require some greenfield land in order to be achieved taking into account the findings of the SHLAA.</p> <p><u>Term</u> A neutral effect is assessed for this objective.</p> <p><u>Mitigation</u> Securing higher density development to minimise the need for greenfield land. Consultation with Waste and Minerals authority with regards to effects of development on safeguarded mineral resources. Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development.</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> None.</p>		<p>greater proportion of growth needs to be accommodated at greenfield sites in contrast to the preferred strategy in order to be achieved. This conclusion is based on the findings of the SHLAA (2023). The implication of this strategy is likely to require more natural resources to be used to implement the approach to meeting development needs putting at risk safeguarded minerals and increasing the potential for waste. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> A minor adverse effect is assessed for this objective.</p> <p><u>Mitigation</u> Securing higher density development to minimise the need for greenfield land. Consultation with Waste and Minerals authority with regards to effects of development on safeguarded mineral resources. Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development.</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> None.</p>
	+	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u> The policy approach would direct the majority of development towards the main urban area with limited development directed towards the rural area. The SHLAA demonstrates that the urban area has the most extensive opportunity for brownfield development, thereby helping to encourage the renewal and redevelopment of previously developed land and helping to conserve greenfield land from loss to development. The effectiveness of the policy approach is however limited given that the implementation of the policy will result in the creation of waste as a result of remediation measures to required to redevelop brownfield sites. Overall a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects experienced over the plan period.</p> <p><u>Mitigation</u></p>	-	<p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u> The policy would require the development of an extensive area of greenfield land within Pendle. This conclusion is reached based on the findings of the SHLAA (2023) which fails to identify any significant tract of brownfield land for a new settlement. The mineral resources of the borough are found extensively across the plan area. It is likely that a new settlement would sterilise these resources in a localised area, and it could affect an area which might be commercially viable for extraction given its scale. A new settlement would require extensive use of resources in order to be developed. This is not only for the materials needed for the development, but extensive works required for supporting infrastructure, utilities, and drainage system which is likely to generate a large amount of waste. Taking this in account, and acknowledging the planning benefits a comprehensively planned community can provide for addressing constraints effectively, a minor adverse effect is assessed for this SA objective.</p>

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		<p>Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development. Planning Conditions for safe removal, storage, treatment and disposal of contaminated land.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability pressures are likely to be magnified due to the emphasis placed for development in areas of the borough which are generally of low viability (see LSH Viability Report) Medium risk.</p>		<p><u>Term</u></p> <p>Significant adverse effects experienced over the plan period.</p> <p><u>Mitigation</u></p> <p>Securing higher density development to minimise the need for greenfield land. Consultation with Waste and Minerals authority with regards to effects of development on safeguarded mineral resources. Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to the settlements of Pendle, depending on their size and role within the borough. This helps to reduce the amount of greenfield land required to meet development needs and helps to limit its environmental effects by avoiding those parts of the borough which are most sensitive to development in biodiversity terms. Overall a neutral effect is assessed.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of mitigation hierarchy. Implementation of biodiversity net gain requirements. Avoidance of the development of sites which are located in and contribute positively towards the borough's green infrastructure network. Requirement for surveys for protected species as appropriate. Developments should retain natural features including exist mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>	-	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u></p> <p>The policy will provide some development and investment to the borough's main urban area but will result in increased development in the borough's more rural areas. The approach is likely to require a greater proportion of growth needs to be accommodated at greenfield sites in contrast to the preferred strategy in order to be achieved. This conclusion is based on the findings of the SHLAA (2023). This adoption of this approach is likely to increase pressure on natural habitats and wildlife found in greenfield locations resulting in adverse effects.</p> <p><u>Term</u></p> <p>Minor adverse effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of mitigation hierarchy. Implementation of biodiversity net gain requirements. Avoidance of the development of sites which are located in and contribute positively towards the borough's green infrastructure network. Requirement for surveys for protected species as appropriate. Developments should retain natural features including exist mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

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		Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments		Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments
	0	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development to the urban areas of Pendle. This helps to safeguard undeveloped land in the open countryside from loss, maintaining the parts of the borough which are most sensitive to development in biodiversity terms. Overall a neutral effect is assessed.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of mitigation hierarchy. Implementation of biodiversity net gain requirements. Avoidance of the development of sites which are located in and contribute positively towards the borough's green infrastructure network. Requirement for surveys for protected species as appropriate. Developments should retain natural features including exist mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Brownfield sites may be ecological diverse and important in their current condition. Viability pressures are likely to be magnified due to the emphasis placed for development in areas of the borough which are generally of low viability (see LSH Viability Report) Medium risk.</p>	+/-	<p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u></p> <p>The policy would direct investment and infrastructure to a new settlement. This would focus development to a single part of the borough enabling wider areas to be safeguarded. The proposal would require the development of an extensive area of greenfield land which is likely to maintain an important role for biodiversity, and potentially the green infrastructure network causing adverse effects for this objective. A new settlement however allows a community to be planned from the ground up, with all constraints and issues taken into account through the design process and integrated into its features. Enhanced viability and marketability will enable higher environmental standards to be achieved. The effects of the development in the longer term could be beneficial for wildlife and aid the enhancement of the borough's green infrastructure network. Mixed effects are therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Application of mitigation hierarchy. Implementation of biodiversity net gain requirements. Avoidance of the development of sites which are located in and contribute positively towards the borough's green infrastructure network. Requirement for surveys for protected species as appropriate. Developments should retain natural features including exist mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>No new settlement location or scale has been identified and so the effects of a new settlement on biodiversity and green infrastructure are ultimately unknown.</p>

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Policy SP03: Distribution of Development				
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>Heritage assets are found across all parts of the Borough and are materially affected by development in different ways. The policy may help to limit the potential for uncharacteristic development of the rural area which may harm its tranquillity, lifestyle, traditions, form and appearance, and historical environment found within. The policy help equally contribute to the harm of the historic environment found within the urban area, due to the increased pressure to redevelop sites and alterations in character and density which may be contradictory to their surroundings. Uncertain effects are therefore assessed for this policy.</p> <p><u>Term</u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>The degree to which the historical environment is affected by proposals will depend on site specific issues and so cannot be fully accounted for through this SA (medium risk).</p>	-	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u></p> <p>Heritage assets are found across all parts of the Borough and are materially affected by development in different ways. Notwithstanding this however, the increased scale of development required at the smaller settlements through the application of this policy approach is likely to adversely affect the historical environment in these parts of the borough. Disproportionate growth would be highly apparent and in stark contrast to historical growth affecting the scale, setting and character of existing settlements. The urbanisation of rural areas would irreversibly alter and harm the tranquil character and vibrancy of rural communities, with likely harm to the historical environment found within as linkages to the rural landscape and culture are removed and threatened. Overall a minor adverse effect is considered likely.</p> <p><u>Term</u></p> <p>Likely adverse effects caused across the plan period, though the scale of this adverse effect is linked to the specific details and locations of site brought forward in accordance with its policy approach.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>The degree to which the historical environment is affected by proposals will depend on site specific issues and so cannot be fully accounted for through this SA (medium risk).</p>
	?	<p>ALTERNATIVE 2 (80:15:5)</p> <p><u>Likely Significant Effects</u></p> <p>Heritage assets are found across all parts of the Borough and are materially affected by development in different ways. The policy may help to limit the potential for uncharacteristic development of the rural area which may harm its tranquillity, lifestyle,</p>	-	<p>NEW SETTLEMENT</p> <p><u>Likely Significant Effects</u></p> <p>Heritage assets or different form, character and significance are found across all parts of the Borough and are materially affected by development in different ways. It is likely, the wide distribution and prominence of the historical environment, and the large scale form of</p>

Appendix 3: Appraisal of Policy Options

Policy SP03: Distribution of Development				
		<p>traditions, form and appearance, and historical environment found within. The policy help equally contribute to the harm of the historic environment found within the urban area, due to the increased pressure to redevelop sites and alterations in character and density which may be contradictory to their surroundings. Uncertain effects are therefore assessed for this policy.</p> <p><u>Term</u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>The degree to which the historical environment is affected by proposals will depend on site specific issues and so cannot be fully accounted for through this SA (medium risk).</p>		<p>proposals which would be in contrast to their surroundings, that adverse effects would result from this policy for this SA objective. The degree of harm caused by the proposal to the historic environment is not yet known and is determined by site specific matters such as its location, scale and type of uses, form, appearance, design and materials, and use of landscaping and green corridors. This detail isn't known and so the full effects of this policy approach on this SA objective cannot be determined.</p> <p><u>Term</u></p> <p>Likely permanent adverse effects.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process. Assessment of public benefits against harm to the historical environment caused by the proposal.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>The degree to which the historical environment is affected by proposals will depend on site specific issues and so cannot be fully accounted for through this SA (high risk).</p>
14. To conserve and enhance landscape character and townscapes.	+	<p>PREFERRED OPTION (70:20:10)</p> <p><u>Likely Significant Effects</u></p> <p>The policy directs development proportionately to the settlements of Pendle, depending on their size and role within the borough. This helps to reduce the amount of greenfield land required to meet development needs and helps to limit its effects on the landscape quality of the borough. The proposal will help to regenerate Pendle securing enhancements to its townscape.</p> <p><u>Term</u></p> <p>Positive effects are assessed for the plan period.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on the character of the urban and/or natural environment.</p>	-	<p>ALTERNATIVE 1 (50:30:20)</p> <p><u>Likely Significant Effects</u></p> <p>The policy will provide some development and investment to the borough's main urban area but will result in increased development in the borough's more rural areas. The approach is likely to require a greater proportion of growth needs to be accommodated at greenfield sites in contrast to the preferred strategy in order to be achieved. The policy is likely to reduce the role of the plan in enhancing the quality of the urban environment found within the main urban area. In addition the requirement for greenfield land to accommodate required delivery outside of the urban area is likely to adversely affect the character and setting of existing rural settlements through disproportionate growth, and the quality of the wider landscape (noting the borough's overall landscape quality and characteristics).</p>

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Policy SP03: Distribution of Development			
		<p>This is to be assessed through the development management process.</p> <p>Assumptions None.</p> <p>Uncertainties Permitted Development results in harm to heritage assets. Low-medium risk.</p>	<p>Term Minor adverse effects for the plan period.</p> <p>Mitigation Design measures, landscaping or use may be used to mitigate any harm on the character of the urban and/or natural environment. This is to be assessed through the development management process.</p> <p>Assumptions None.</p> <p>Uncertainties Permitted Development results in harm to heritage assets. Low-medium risk.</p>
	+	<p>ALTERNATIVE 2 (80:15:5)</p> <p>Likely Significant Effects The policy directs development to the main urban area of Pendle. The approach of the policy helps to regenerate these existing areas improving their overall urban quality. The pressure caused for development may result in increased density which may be out-of-character in contrast to the wider built environment. The adverse effects potentially caused by this is limited, noting the availability of land within the urban area to meet development needs (see 2023 SHLAA findings) and the resulting safeguarding effect provided by the implementation of the policy to wider sensitive landscapes and rural settlements of high quality. Overall a minor positive effect is assessed for this objective.</p> <p>Term Minor positive effects are assessed for the plan period.</p> <p>Mitigation Design measures, landscaping or use may be used to mitigate any harm on the character of the urban and/or natural environment. This is to be assessed through the development management process.</p> <p>Assumptions None.</p> <p>Uncertainties</p>	<p>-</p> <p>NEW SETTLEMENT</p> <p>Likely Significant Effects It is likely, that given the sensitive, open and highly visible landscapes of Pendle, wide distribution and prominence of the historical environment, and the large scale form of proposals would be in contrast to their surroundings resulting in adverse effects for this SA objective. The degree of harm caused by the proposal to the historic environment, setting and character of settlements, and wider landscape is not yet known and is determined by site specific matters such as its location, scale and type of uses, form, appearance, design and materials, and use of landscaping and green corridors. This detail isn't known and so the full effects of this policy approach on this SA objective cannot be determined.</p> <p>Term Likely permanent adverse effects.</p> <p>Mitigation Design measures, landscaping or use may be used to mitigate any harm on heritage assets, the setting of settlements, and impact on visible and quality landscapes. This is to be assessed through the development management process. Assessment of public benefits against harm to the historical environment caused by the proposal.</p> <p>Assumptions None</p> <p>Uncertainties</p>

Appendix 3: Appraisal of Policy Options

Policy SP03: Distribution of Development			
		Viability pressures could see a requirement for extensive greenfield development under this option if identified sites fail to come forward as anticipated (Medium risk).	The degree to which the historical environment, settlement setting and character, and landscape is affected by proposals will depend on site specific issues and so cannot be fully accounted for through this SA (high risk).

Policy SP04: Retail and Town Centre Hierarchy		
<p>Preferred Option Policy Summary</p> <p>The policy directs retail development proportionately according to the centre's position within the retail hierarchy. The policy follows and takes into account the findings of the Retail Capacity Study (Lichfield, 2023) which reviews the existing settlement hierarchy. The policy implements the findings of this evidence base in its strategic approach to retail development.</p> <p>Preferred Option Policy Appraisal</p> <p>The role of the policy in securing the vitality and vibrancy of the borough's six town centres has benefits for economic and social objectives in recognition of the contribution made by these centres towards the local economy, jobs and the sustainability of the communities that they serve. Town Centres are often the most accessible locations in the borough to sustainable modes of transport and as such the policy benefits highway and climate change objectives. The policy works to safeguard habitats from loss to retail development and therefore supports ecological objectives. There is neutral effects for flood risk and air quality noting that these centres are subject to some levels of constraint from these issues themselves but also recognising that the strategic approach concentrates growth and prevents isolated development which could adversely affect these issues. Uncertain effects are assessed for heritage and townscape objectives noting that the effect caused by the policy on these objectives will largely be dependent on site specific details, noting the absence of allocations for retail, given the role and importance that the built form of town centres have for these objectives.</p> <p>Alternative Options</p> <p>The policy reflects the requirements of the NPPF and responds to the findings of the Retail Capacity Study (Lichfield, 2023). It provides a proportionate approach to retail development which safeguards the economic and social role of the borough's most important retail centres but also recognises the need to support rural communities. The policy achieves an appropriate balance between policy objectives and is an effective response to supporting evidence. No reasonable alternative is assessed for this objective.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p>Likely Significant Effects</p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>Term</p> <p>Not assessed.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>

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Policy SP04: Retail and Town Centre Hierarchy		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy sets the strategic approach to retail development and development in the borough's established town centres. The policy uses a proportionate approach which reflects the centre's role and vitality as evidenced within the Retail Capacity Study (Lichfield, 2023). The type of development permitted seeks to maintain and enhance each centre and is consistent with the approach of national planning policy towards town centre uses and responsive to the recommendations of the Retail Capacity Study. The implementation of the policy will support the role of these centres to the Pendle economy, helping to maintain (and enhance) the businesses operating in these centres supporting local jobs and expenditure.</p> <p><u>Term</u></p> <p>Minor positive effect over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of the sequential and impact tests as appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy forms part of a decision making framework and so does not allocate specific sites for development. The overall effectiveness of the policy is therefore uncertain and should be monitored during the plan period.</p>
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 policy will help direct retail growth and investment to the six town centres of Pendle according to their role and significance. The approach of the policy will assist with urban renewal in these centres, and will support their continued vibrancy and vitality for the communities they serve and the jobs and businesses that they support.</p> <p><u>Term</u></p> <p>Minor positive effect over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of the sequential and impact tests as appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy forms part of a decision making framework and so does not allocate specific sites for development. The overall effectiveness of the policy is therefore uncertain and should be monitored during the plan period.</p>

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Policy SP04: Retail and Town Centre Hierarchy		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The support provided by the policy towards the six designated centres will help to safeguard and develop the role provided by these locations to the communities that they serve and the businesses and jobs found within them. This will help to ensure that the goods and services provided within these centres continued to be provided locally, supporting the sustainability of these communities and reducing the need to travel. The proposal will benefit the health and wellbeing of communities served by the designated centres helping to ensure that they remain open for business and accessible.</p> <p><u>Term</u></p> <p>Minor positive effect over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of the sequential and impact tests as appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy forms part of a decision making framework and so does not allocate specific sites for development. The overall effectiveness of the policy is therefore uncertain and should be monitored during the plan period.</p>

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Policy SP04: Retail and Town Centre Hierarchy		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes retail development proportionately in accordance with the hierarchy and position of that centre within the hierarchy. This ensures that retail remains in areas which benefit from the strongest public transport links and are accessible by foot and bicycle to the largest proportion of residents in the community. The policy therefore helps to minimise the need of residents to travel by car, recognising the benefits that town centres have in promoting multipurpose trips removing the need for individual and special trips.</p> <p><u>Term</u></p> <p>Minor positive effect over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Proportionate responses to development proposals depending on their scale and location within these centres.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy forms part of a decision making framework and so does not allocate specific sites for development. The overall effectiveness of the policy is therefore uncertain and should be monitored during the plan period.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to encourage the reuse of existing land and buildings within town centres for retail development by directing these uses to these locations. This supports objectives for regeneration, and helps to conserve greenfield land from retail development.</p> <p><u>Term</u></p> <p>Minor positive effect over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of the sequential and impact tests as appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy forms part of a decision making framework and so does not allocate specific sites for development. The overall effectiveness of the policy is therefore uncertain and should be monitored during the plan period.</p>

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Policy SP04: Retail and Town Centre Hierarchy		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p><u>Term</u></p> <p>Not assessed.</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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The Policy promotes development of retail land uses in town centre locations. The SFRA (2021) shows limited flood risk in these areas however, the precise nature of flood risk is unlikely to be known until site specific proposals come forward with the policy not allocating specific locations for retail development. In establishing its approach to retail development, the policy also serves to safeguard other areas of the plan area from development which may be prone to flooding. The overall effect of the policy on this objective is likely to be neutral.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the adoption of the Local Plan.</p> <p><u>Mitigation</u></p> <p>Implement of wider policies in the plan relevant to flood risk and managing surface water drainage.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The location and amount of development likely to come forward in compliance with this policy, and effect of flood risk is not known.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Policy promotes development of retail land uses in town centre locations. These locations are likely to experience worse levels of air quality than other parts of the borough due to the intensity and variety of uses taking place and associated activities. The policy to concentrate retail development to these areas could serve to worsen air quality. However, these areas form the most accessible locations in the borough to the communities they serve, including by public transport, walking and cycling. The approach also safeguards against worsening of air quality in locations outside of these areas which are less likely to be accessible by sustainable</p>

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Policy SP04: Retail and Town Centre Hierarchy		
		<p>modes of transport and to their communities requiring the need to travel by car. Taking this into account, the overall effect of the policy on this objective is likely to be neutral.</p> <p><u>Term</u> Permanent neutral effects from the adoption of the Local Plan.</p> <p><u>Mitigation</u> Proportionate responses to development proposals depending on their scale and location within these centres.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy forms part of a decision making framework and so does not allocate specific sites for development. The overall effectiveness of the policy is therefore uncertain and should be monitored during the plan period.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy promotes retail development proportionately in accordance with the hierarchy and position of that centre within the hierarchy. This ensures that retail remains in areas which benefit from the strongest public transport links and are accessible by foot and bicycle to the largest proportion of residents in the community. The policy therefore helps to minimise the need of residents to travel by car, recognising the benefits that town centres have in promoting multipurpose trips removing the need for individual and special trips. This promotes sustainable communities and sustainable living. It is acknowledged that these centres are often congested areas and suffer from poor air quality. However, these centres are best located to meet the needs of the community, promoting a mix of land uses, and reducing the need to travel. The approach of the policy safeguards against unsuitable developments in less accessible locations such as the open countryside. Overall the policy is considered to have a net benefit from this SA objective.</p> <p><u>Term</u> Minor positive effect over the plan period from adoption.</p> <p><u>Mitigation</u> Proportionate responses to development proposals depending on their scale and location within these centres.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy forms part of a decision making framework and so does not allocate specific sites for development. The overall effectiveness of the policy is therefore uncertain and should be monitored during the plan period.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> Retail is a generator of waste, however this policy is not related to this issue. The policy/proposal would not have any effect on the achievement of the objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy SP04: Retail and Town Centre Hierarchy		
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy directs retail developments to the six designated towns centres (and rural areas) of Pendle adopting a proportionate approach. This ensures that retail activity continues to take place in the centres and locations which already have a low biodiversity value, and in turn safeguards those parts of the borough which are more sensitive to intense land uses. The proposal, although not directly related to this SA Objective, will therefore help to support the delivery of benefits for this SA objective.</p> <p><u>Term</u></p> <p>Minor positive effect over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Proportionate responses to development proposals depending on their scale and location within these centres.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy forms part of a decision making framework and so does not allocate specific sites for development. The overall effectiveness of the policy is therefore uncertain and should be monitored during the plan period.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The policy has an uncertain effect on this SA objective. The policy directs retail development depending on its scale to locations within Pendle. Historic designations feature throughout the borough with some of the most significant found within the borough's town centres. The effect of a proposal on the historic environment will often depend on its site specific context and detailed design. Proposals for retail development which retain the historic fabric of a building, including its traditional frontage is likely to be acceptable in heritage terms. This may not always be possible and it will be for the decision maker to consider the appropriateness of such proposals depending on their merits and degree of harm caused. Wider policies of the plan help decision makers in these instances.</p> <p><u>Term</u></p> <p>Unclear effects over the plan period. To be determined on a site by site basis depending on detailed matters and site specific circumstances.</p> <p><u>Mitigation</u></p> <p>Assessment of historical significance. Design responses where possible. Refusal of proposals which harm the historic environment and which do not meet the tests set out in the Local Plan and NPPF.</p> <p><u>Assumptions</u></p> <p>None.</p>

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Policy SP04: Retail and Town Centre Hierarchy		
		<p><u>Uncertainties</u></p> <p>Policy is responsive to development proposals. The overall effectiveness of the policy is dependent on the schemes which come forward over the plan period.</p>
14. To conserve and enhance landscape character and townscapes.	?	<p><u>Likely Significant Effects</u></p> <p>The policy directs retail developments to the six designated towns centres (and rural areas) of Pendle adopting a proportionate approach. This reduces the potential for retail proposals within the open countryside which may have significant effects for landscape quality and visibility. The policy however concentrates retail uses (in a proportionate way) to the borough's town centre, which are often of noted urban quality. The effect of a proposal townscape will often depend on its site specific context and detailed design. Proposals for retail development which integrate well into a streetscene are more likely to be acceptable for their effect on townscape. Overall however the effect of the policy is likely to be determined by site specific issues.</p> <p><u>Term</u></p> <p>Unclear effects over the plan period. To be determined on a site by site basis depending on detailed matters and site specific circumstances.</p> <p><u>Mitigation</u></p> <p>High standard of design and materials use. Proposals should seek to integrate into the wider streetscene where possible, particularly if the proposal is in the setting of or relates to a listed or non-designated heritage asset.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Subject to details of each development. Implementation of policy.</p>

Policy SP05: Green Belt	
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to define and to protect the Green Belt from inappropriate forms of development, referring to the national planning policy position for proposals for development within designated Green Belt areas. The policy sets out the forms of development acceptable at the Burnley Waste Water Treatment Plant which forms the only major development in the green belt within the borough.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy benefits environmental and social objectives by safeguarding the open countryside from development, maintaining its attractiveness, tranquillity and recreational value. The policy prevents preventing urban sprawl within the Borough, helping to direct investment to existing urban areas supporting regeneration objectives, making efficient use of land, protecting resources, and promoting the use of existing infrastructure including public transport. The policy has a minor adverse impact for the delivery of housing and employment and may serve to constrain growth at specific settlements however there is sufficient land outside of Green Belt areas to meet identified needs, and the framework makes clear the protection it affords to land designated green belt.</p> <p><u>Alternative Options</u></p> <p>The policy reflects the NPPF position regarding the protection afforded to the Green Belt from inappropriate forms of development. A Green Belt Assessment has been prepared to help inform the Local Plan. This Green Belt Assessment confirms that land within the Borough designated as Green Belt continue to reflect the essential characteristics of green belt and fulfil</p>	

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Policy SP05: Green Belt		
one or more of the five purposes of the Green Belt. No amendments are proposed to the Green Belt in response to this evidence. Further there is no exceptional circumstances to demonstrate changes to Green Belt boundaries. The Council therefore regard the Green Belt as defined to remain relevant, up-to-date, and consistent with national planning policy and as such there is no reasonable alternative to the proposed policy approach of the preferred option. No reasonable alternative has therefore been tested.		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	-	<p><u>Likely Significant Effects</u></p> <p>The Green Belt in Pendle is drawn tightly around the settlement boundaries of several of the Borough's sustainable settlements including Barrowford, Colne, and Fence. This serves to constrain the expansion of these settlements reducing the scale and type of development which might come forward at these locations. As a result a minor negative effect is assessed for this policy. This is moderated and mitigated by the assessment of housing land supply which has confirmed that housing needs of the Borough (inclusive of settlements within the Green Belt) can be accommodated without releasing land from the Green Belt elsewhere. In line with National Planning Policy in relation to Green Belt some limited forms of development may take place within this designation where the type of development is considered to meet the exemptions list of Paragraph 149. This scope could enable limited housing in response to localised housing needs at specific and limited locations within the Green Belt.</p> <p><u>Term</u></p> <p>Minor negative effect for the plan period and beyond, moderating with opportunity to meet housing need outside of this area within the Borough.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping. Availability of suitable land for housing outside of the designated Green Belt.</p> <p><u>Assumptions</u></p> <p>Allocated sites come forward for development as envisaged over the plan period. There is sufficient scope for development in non-green belt parts of the Borough.</p> <p><u>Uncertainties</u></p> <p>The need for housing alters during the plan period. Low risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	<p><u>Likely Significant Effects</u></p> <p>The Green Belt in Pendle is drawn tightly around the settlement boundaries of several of the Borough's sustainable settlements including Barrowford, Colne, and Fence. This serves to constrain the expansion of these settlements reducing the scale and type of development which might come forward at these locations. As a result a minor negative effect is assessed for this policy. This is moderated and mitigated by the assessment of employment land supply which has confirmed that employment land needs of the Borough (inclusive of settlements within the Green Belt) can be accommodated without releasing land from the Green Belt. In line with National Planning Policy in relation to Green Belt some limited forms of development may take place within this designation where the type of development is considered to meet the exemptions list of Paragraph 149. This scope could enable limited provision in response to localised employment needs at specific and limited locations within the Green Belt.</p> <p><u>Term</u></p> <p>Minor negative effect for the plan period and beyond, moderating with opportunity to meet employment land needs outside of this area within the Borough.</p>

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Policy SP05: Green Belt		
		<p><u>Mitigation</u> Type of development, scale, layout, form and massing. Use of materials, open space and landscaping. Availability of suitable land for employment beyond the designated Green Belt.</p> <p><u>Assumptions</u> Allocated sites come forward for development as envisaged over the plan period. There is sufficient scope for development in non-green belt parts of the Borough.</p> <p><u>Uncertainties</u> The need for employment alters during the plan period. Low risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	<p><u>Likely Significant Effects</u> The Green Belt in Pendle strongly fulfils this function (purpose 5), encouraging the regeneration of previously developed land. This is achieved by redirecting investment to the urban area particularly the M65 corridor, promoting the sustainability of existing settlements, and helping to tackle deprivation. The Green Belt promotes the vitality of rural communities. Safeguarding the character, value, and lifestyle of these communities. Settlements which do not display the purposes of the Green Belt have been taken out of the Green Belt, with new development generally supported in principle. Proposals in settlements “washed over” by Green Belt may come forward for develop where consistent with Paragraph 149 of the NPPF.</p> <p><u>Term</u> Significant positive effects in the medium and longer term and beyond as investment is channelled to urban areas.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Opportunities for regeneration come forward with available funding where needed</p> <p><u>Uncertainties</u> Viability of development is a significant uncertainty in urban parts of the Borough. Medium risk.</p>

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Policy SP05: Green Belt		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The green belt provides residents and visitors opportunity for exercise and activity space linked with the outdoor environment. A key aim of national green belt policy, as supported by this policy, is to make suitable use of the Green Belt for recreational activity, for the benefit of residents. The designation of Green Belt and implementation of the policy will therefore have significant benefits for health and wellbeing objectives.</p> <p><u>Term</u></p> <p>Significant positive effects for the plan period and beyond.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>The Green Belt is accessible as a recreational resource, and includes facilities within which are available and/or made available during the plan period</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy SP05: Green Belt		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development within existing urban areas which generally are better served by existing services, facilities, sources of employment, and public transport. This will reduce the need to travel, and the emphasis on car travel. This aligns to the spatial strategy of the Core Strategy which requires around 70% of growth to take place at the M65 urban area with investment in infrastructure (as set out in the Infrastructure Delivery Plan) directed accordingly.</p> <p><u>Term</u></p> <p>Benefits for the plan period and beyond.</p> <p><u>Mitigation</u></p> <p>Planning conditions/contributions, Travel Plan measures, investment in local cycling, footpath and public transport infrastructure. Mixed use development.</p> <p><u>Assumptions</u></p> <p>Sufficient capacity exists/can be made to exist within urban areas to accommodate additional growth sustainably.</p> <p><u>Uncertainties</u></p> <p>Funding for infrastructure/service enhancement. Low viability of development within urban areas. Reality of a modal shift and changing attitudes and patterns of behaviour. Low-medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The policy encourages the reuse and redevelopment of land and existing buildings within urban areas. The policy serves to protect land within the Green Belt from development though this does not necessary include high quality soils.</p> <p><u>Term</u></p> <p>Significant positive effects for the plan period and beyond.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>There is an appetite to develop land within the urban area.</p> <p><u>Uncertainties</u></p> <p>Market demand and need means urban sites are unsuitable. Viability changes. Allocated sites fail to deliver. Medium risk.</p>

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Policy SP05: Green Belt		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The protection afforded to green belt land from development will also help to safeguard existing water quality and resources within these areas from potentially polluting/compromising developments. However, directing growth towards urban areas may put additional strain on water quality and resources in urban areas. The EA, and water companies made no objection to the spatial strategy which forms of the basis of this plan although longer term resources constraints are identified. All parties will be consulted on site specific proposals which will consider the effects on water quality and resources through DTC. Ultimately the effect on water quality and resources will be development specific and will need to be assessed at the planning application stage. The policy supports provides a decision making framework for proposals to expand or renew infrastructure at the Burnley Waste Water Treatment Works. The policy seeks to ensure that the infrastructure needs of Burnley can be continued to be met without polluting the water supply and harm to the green belt.</p> <p><u>Term</u></p> <p>Minor positive effect over the plan period and beyond.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Climate change may affect water quality and resources in areas within the Green Belt. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The protection of openness applied by the policy to areas within the Green Belt will also ensure that areas important to mitigating and reducing flood risk remain free from development maintaining greenfield run-off rates. This will benefit catchment downstream helping to slow the flow of water during flooding events.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and longer term strengthened with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Application of SuDs in new developments. Third party enhancements to flood storage and slowing the flow of water to watercourses.</p> <p><u>Assumptions</u></p> <p>SuD measures are feasible and viable through new development</p> <p><u>Uncertainties</u></p> <p>The effects on climate change on extreme weather events and eroding effects on the landscape affecting storage capacity. Medium risk.</p>
9. To improve air quality.	+/-	<p><u>Likely Significant Effects</u></p> <p>The limited forms of development permitted within the Green Belt will help safeguard air quality in these parts of the Borough. The policy also aids to direct development towards the urban areas reducing the need/length of trips by car, with urban areas generally more sustainable owing to the mix of uses, availability of employment, and accessibility of essential and every day services and</p>

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Policy SP05: Green Belt		
		<p>facilities. The concentration of development to these areas may also result in adverse effects on localised corridors (i.e. at identified AQMAs) due to increased levels of activities.</p> <p><u>Term</u> Mixed effects are likely as a result of this policy for this SA objective.</p> <p><u>Mitigation</u> Measures to encourage a modal shift. Sites being accessible to existing shops, services, and sources of employment. Enhancements to walking, cycling and public transport infrastructure. Cycle storage, travel vouchers. Electric charging points.</p> <p><u>Assumptions</u> Assumed that mitigation measures are feasible, viable, and are implemented through new developments.</p> <p><u>Uncertainties</u> Behaviour and attitude of residents. Societal shifts, and changes in working practices. Technological shifts. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+/-	<p><u>Likely Significant Effects</u> The policy helps to direct development towards the urban area which are generally more sustainable owing to the mix of uses, availability of employment, and accessibility of essential and every day services and facilities helping to reduce the reliance on pollution modes of transport to travel. The concentration of development to these areas may also result in adverse effects on localised areas due to increased levels of activities.</p> <p><u>Term</u> Mixed effects are likely as a result of this policy for this SA objective.</p> <p><u>Mitigation</u> Measures to encourage a modal shift. Sites being accessible to existing shops, services, and sources of employment. Enhancements to walking, cycling and public transport infrastructure. Cycle storage, travel vouchers. Electric charging points. Sustainable build and material standards. Implementation of renewable energy in new developments.</p> <p><u>Assumptions</u> Assumed that mitigation measures are feasible, viable, and are implemented through new developments. It is also assumed that development comes forward in sustainable locations within non-green belt areas.</p> <p><u>Uncertainties</u> Behaviour and attitude of residents. Societal shifts, and changes in working practices. Technological shifts. Pressure to develop the Green Belt should needs not be met. Low-medium risks.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The policy protects minerals and natural resources from development which are located in the Green Belt. At the same time however, this designation redirects and adds pressure to develop in areas outside the Green Belt which may also have minerals and natural resources located within them. The overall effect is assessed as neutral.</p> <p><u>Term</u> Neutral effect for the plan period and beyond.</p> <p><u>Mitigation</u></p>

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Policy SP05: Green Belt		
		<p>Not assessed</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Not assessed</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The green belt within the borough contains within it various designated biological and geological sites including Local Nature Reserves (LNR), Biological Heritage Sites (BHS) and Local Natural Importance (LNI). The Green Belt functions as an important part of the Borough's Green Infrastructure, enabling easy access to open space and sources of recreation for large parts of the Borough's main urban area and provides an important policy tool in maintaining the separation of urban areas and protecting the open countryside from urban sprawl. The application of Green Belt policy will serve to safeguard these areas from inappropriate forms of development.</p> <p><u>Term</u></p> <p>Short, medium and long term benefits extending through and beyond the end of 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>Pressure for development within the Green Belt. Effects of climate change on ecological and geological designations. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy will assist in protecting the Borough's historic assets which are located within the Green Belt by reducing significantly the form of development which may be permitted which could affect the significance of the asset. The heritage assets of the Borough however exist outside of green belt areas where development is to be focussed. The result may be an increased pressure for development in these parts of the Borough with potential effects for heritage assets located in these areas.</p> <p><u>Term</u></p> <p>Neutral effects for the Plan period and beyond.</p> <p><u>Mitigation</u></p> <p>Site specific mitigation measures relating to design, type and scale.</p> <p><u>Assumptions</u></p> <p>Small scaled development may have more limited effects on heritage assets than larger scaled development</p> <p><u>Uncertainties</u></p> <p>None</p>

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Policy SP05: Green Belt		
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The policy helps to safeguard landscape character and townscapes by maintaining the openness of the Green Belt, preventing the coalescence of settlements, assist in safeguarding the open countryside from encroachment and to prevent the urban sprawl of large built up areas. The Green Belt in Pendle has been assessed for its functionality against the five purposes of the Green Belt as defined in Paragraph 138 of the NPPF. This evidence (the Pendle Green Belt Study 2017) illustrates that the Green Belt maintains this functionality and no major changes to Green Belt boundaries are proposed as a result.</p> <p><u>Term</u></p> <p>Long term significant benefits extending throughout the plan period and beyond.</p> <p><u>Mitigation</u></p> <p>Building design, detailing, materials, landscaping, form, scale</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy SP06: Towards Net Zero Carbon		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach sets out how applicants should seek to enhance the energy efficiency of their proposals and reduce greenhouse gas emissions in support of national/local commitments and planning objectives. It confirms the approach to be taken to materials used and issues to be considered for the siting, design and scale of renewable energies.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy's most significant benefits are related to climate change and securing the effective use of materials. The policy promotes both aspects seeking the adoption of high quality energy performance measures and materials through the design of a development to reduce greenhouse gas emissions, and consideration of whole life cycle of developments to minimise effects on climate change and reduce waste. The policy has largely positive effects for most SA objective owing to the benefits it provides in enhancing the quality of the built environment, reducing pollution and the effects of pollution on communities, wildlife and natural systems/features and reducing operational costs. Benefits are also assessed for landscape and heritage objectives due to the protections afforded to these sensitive environments to potential adverse effects caused by renewable energy proposals.</p> <p><u>Alternative Options</u></p> <p>The policy sets out measures to reduce greenhouse gas emissions and improve energy performance of developments delivered over the plan period. This in effort to reduce the effects of climate change in Pendle, and is one of many measures within the plan to achieve this. An alternative of adopting specific energy performance requirements in Pendle is not achievable noting the relatively poor viability experienced within the borough as evidenced through the LSH, Viability Report. This approach would not therefore be any more effective in securing the desired outcome of the policy. Taking into account this context an alternative for the policy is not assessed through this Sustainability Appraisal.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The proposal does not affect the amount or location of housing which might come forward over the plan period. The policy sets out how proposals should consider and minimise their effects on climate change by way of their design and standard. The application of</p>

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Policy SP06: Towards Net Zero Carbon		
		<p>higher build standards would benefit the quality of homes provided in the borough and help to reduce costs of living. Overall a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects likely for the plan period.</p> <p><u>Mitigation</u> Adoption of higher build standards as feasible and viable.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u> The proposal does not affect the amount or location of economic development which might come forward over the plan period. The policy sets out how proposals should consider and minimise their effects on climate change by way of their design and standard. The application of higher build standards would benefit the quality of the urban environment and help to reduce running costs. Overall a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects likely for the plan period.</p> <p><u>Mitigation</u> Adoption of higher build standards as feasible and viable.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>

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Policy SP06: Towards Net Zero Carbon		
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 policy seeks to secure communities which have a reduced effect on climate change by way of their design. This will provide for built environments of a higher quality and where the materials help to minimise the use of energy, and where appropriate, make use of renewable technology. This benefits the long term sustainability of Pendle, and helps to reduce greenhouse gas emissions, helping to address climate change and meet national and local targets.</p> <p><u>Term</u></p> <p>Minor positive effects likely for the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of higher build standards as feasible and viable.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure communities which have a reduced effect on climate change by way of their design. This will provide for built environments of a higher quality and where the materials help to minimise the use of energy, and where appropriate, make use of renewable technology. This benefits the long term sustainability of Pendle, and helps to reduce greenhouse gas emissions, helping to address climate change and meet national and local targets. The policy further seeks to ensure that proposals for renewables do not adverse effect the amenity of existing residents protecting their health and wellbeing.</p> <p><u>Term</u></p> <p>Minor positive effects likely for the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of higher build standards as feasible and viable.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk). The policy may also constrain opportunities for renewable energy developments (low-medium risk).</p>

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Policy SP06: Towards Net Zero Carbon		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>Whilst climate change and sustainable travel are linked, the policy is largely concerned with the technical standards of development, and as such has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that land uses are compatible and do not adversely affect neighbouring land uses due to their proximity or operation. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect over the plan period.</p> <p><u>Mitigation</u></p> <p>The siting, scale, type and impacts of renewable technology on adjacent land uses and features.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>The policy has the potential to constrain the provision of renewables (low-medium risk).</p>

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Policy SP06: Towards Net Zero Carbon		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that development is designed to reduce the extent and impacts on climate change, adopting the highest technically feasible and viable standards to minimise effects, across the whole life cycle of development. Though not specifically referenced in the policy, a proposals use of water forms part of these considerations, as secured by wider policy. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Measures to promote efficient use of water such as adoption of measures set out in Part G of Building Regulations, and design responses to capture rainwater for its reuse.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u></p> <p>Whilst climate change and flood risk are linked, the policy is largely concerned with the technical standards of development, and as such has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy effects of the policy which seek to minimise energy usage through energy efficiency adaptations and design will help to reduce greenhouse gas emissions required to operate and occupy a building, and ensure that the effects of a development on climate change takes into account its whole life cycle include post use and treatment.</p> <p><u>Term</u></p> <p>Minor positive effect for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of energy efficiency standards and high quality energy saving materials. A planned approach to the lifecycle of a development to ensure its sustainability over the duration of its use and beyond.</p>

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Policy SP06: Towards Net Zero Carbon		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	<p><u>Likely Significant Effects</u> The policy maintains a central role in reducing the effects of development and its operation on greenhouse gas emissions which drive climate change. The policy will help with the transition to a zero carbon economy, providing buildings which minimise energy usage supporting the achievement of targets to eliminate the use of greenhouse gases to support society and the economy.</p> <p><u>Term</u> Significant positive effects over the plan period.</p> <p><u>Mitigation</u> Adoption of energy efficiency standards and high quality energy saving materials. A planned approach to the lifecycle of a development to ensure its sustainability over the duration of its use and beyond.</p> <p><u>Assumptions</u> Not assessed.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk). The policy may also constrain opportunities for renewable energy developments (low-medium risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	<p><u>Likely Significant Effects</u> The policy seeks to promote the efficiency and sustainability of developments through the materials used and the role these materials have in reducing energy usage and greenhouse gas emissions associated with a development and its operation. The policy promotes sustainable materials which are supportive of this policy aims, seeking to recycle materials and buildings as possible, and ensuring that the whole lifecycle of buildings and their materials are considered and planned for from conception, helping to minimise waste and the impacts of development on the wider environment.</p> <p><u>Term</u> Significant positive effects over the plan period.</p> <p><u>Mitigation</u> Adoption of energy efficiency standards and high quality energy saving materials. A planned approach to the lifecycle of a development to ensure its sustainability over the duration of its use and beyond.</p> <p><u>Assumptions</u> Not assessed.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>

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Policy SP06: Towards Net Zero Carbon		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of the policy has benefits for wildlife and the natural environment as the natural resources of Pendle are safeguarded, and the effects of the operations of development, due to pollution, are reduced. The policy also helps to minimise waste caused from development operations, and seeks to recycle materials and buildings as possible. The policy seeks to ensure that the biodiversity interests of renewable energy proposals are protected through the decision making process, recognising that for even green energy proposals, the impacts on the wider natural environment needs to be satisfactorily addressed.</p> <p><u>Term</u></p> <p>A positive effect for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Guiding the location, form and type of renewable developments so it does not compromise the integrity of the natural environment, habitats, protected species and green infrastructure. Adoption of higher energy efficiency performance standards to reduce energy usage and associated pollution.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk). The policy may also constrain opportunities for renewable energy developments (low-medium risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The policy ensures that renewable energy proposals do not harm the wider historic environment. The policy approach is therefore supportive of this SA objective.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Guiding the location, form and type of renewable developments so it does not harm the historic environment.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>The policy may constrain opportunities for renewable energy developments (low-medium risk).</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy ensures that renewable energy proposals do not harm the visual qualities and character of Pendle's natural landscape and cultural environment, including the AONB. The policy approach is therefore supportive of this SA objective.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p>

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Policy SP06: Towards Net Zero Carbon		
		<p>Guiding the location, form and type of renewable developments so it does not harm the character and qualities of the natural and urban environment.</p> <p>Assumptions Not assessed.</p> <p>Uncertainties The policy may constrain opportunities for renewable energy developments (low-medium risk).</p>
Policy SP07: Water Management		
<p>Preferred Option Policy Summary The preferred approach sets out the Local Plan's strategic requirements for proposals which affect the borough's water resources and flood plain. It confirms the approach to be taken by development to protect water quality, supply infrastructure and water efficiency, and confirms the overall approach to managing flood risk, which is implemented through detailed policy.</p> <p>Preferred Option Policy Appraisal The policy's most significant benefits are for objectives that manage flood risk and surface water, and maintain water quality and supply given the strategic role provided by the policy in managing and responding to these issues. Broader benefits of the policy include benefits for biodiversity, in recognition that water environments, the quality of water environments, and the integrity of water environments have for wildlife and habitats. This also benefits health and wellbeing noting the important role that access to water and water environments can have for this SA objective and the role the policy has in safeguarding these, air quality objectives, given the role that watercourses can fulfil in maintaining and enhancing air quality and landscape objectives, given the positive contribution that water environments make to the overall landscape quality and features of Pendle. Benefits also extend to climate change and the role the policy has in managing and adapting to its effects, and land use, as areas which are important to managing flood risk are maintained with benefits for future site occupiers and their wider communities. Mixed effects are noted in the policy's role in promoting regeneration and sustainable communities. The policy has benefits in protecting the resilience of communities from the effects of climate change and during flooding events, but the policy has the potential to constrain redevelopment opportunities within urban areas due to their role within the flood plain. Minor adverse effects are assessed for housing and economic objectives on a similar basis, however it is noted that it is anticipated that the housing and employment needs of the borough can be met without conflict to the strategic approach set by the policy.</p> <p>Alternative Options The policy reflects the NPPF position regarding the protection and enhancement sought for the water environment with wider benefits for biodiversity and managing/responding to the effects of climate change. The policy fulfils a key role in maintaining the quality and supply of water in the borough, which has wider cross boundary and regional benefits due to the location of the borough at the source point of watercourses. Anything of greater detail is not appropriate for a strategic policy. A diluted position would risk being contrary to national planning policy relating to the water environment and is not therefore suitable. No alternative approach has therefore been assessed for this policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	-	<p>Likely Significant Effects The proposal has the potential to constrain the delivery of housing during the plan period. This may be due to policy requirements which seeks to ensure that development does not take place in parts of the borough which are subject to a high risk of flooding. Notwithstanding this, it is anticipated that the borough's housing requirement can be achieved in full at suitable and deliverable sites over the plan period (see 2023, SHLAA findings). Overall a minor adverse effect is assessed for this objective.</p> <p>Term Permanent minor adverse effects over the plan period.</p>

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Policy SP07: Water Management		
		<p><u>Mitigation</u> Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Sites subject to Phase 2 SFRA may not be developable for housing in flood risk terms (moderate risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	<p><u>Likely Significant Effects</u> The proposal has the potential to constrain the delivery of employment uses during the plan period. This may be due to policy requirements which seeks to ensure that development does not take place in parts of the borough which are subject to a high risk of flooding. Notwithstanding this, it is anticipated that the borough's employment land requirements can be achieved in full at suitable and deliverable sites over the plan period (see 2023, Employment Land Review findings). Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent minor adverse effects over the plan period.</p> <p><u>Mitigation</u> Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Sites subject to Phase 2 SFRA may not be developable for housing in flood risk terms (moderate risk).</p>

Appendix 3: Appraisal of Policy Options

Policy SP07: Water Management		
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 proposal has the potential to constrain the redevelopment of sites which would benefit the regeneration and help tackle deprivation in existing communities. The policy will also help safeguard communities from flood risk, helping to maintain their resilience from the effects of climate change and promote sustainable living. The effects of the policy on this objective are therefore mixed, and the degree to which the policy is positive or negative is likely to be determined over the duration of the plan period. Taking the above into account the policy is assessed to have a mixed effect on this objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping, and scope for measures to response to flood risk (on or off-site).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Adopting flood risk measures is likely to affect site capacity and viability (low-medium risk)</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The proposal has the potential to constrain the redevelopment of sites which would benefit regeneration and help tackle deprivation in existing communities. The policy will help safeguard communities from flood risk, helping to maintain their resilience from the effects of climate change and promote sustainable living. The policy helps to protect the water quality and supply infrastructure from pollution, degrading, and a lack of capacity. The policy maintains and helps to promote the enhancement of the water environment, safeguarding the role this provides in maintaining the health and wellbeing of adjacent communities. Overall the policy is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping, and scope for measures to response to flood risk (on or off-site).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Adopting flood risk measures is likely to affect site capacity and viability (low-medium risk)</p>

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Policy SP07: Water Management		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>The policy does not direct development, however may constrain its delivery in specific locations. Other policies of the plan are more important in setting out the overall location of development and how it affects travel. A negligible effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy may constrain development in certain places affecting the type and intensity of uses permitted owing to the risk of flooding posed, functionality as part of the flood plain, or role/need for drainage infrastructure. The degree to which this affects the objective to secure the efficient use of land is not clear at this point in time. Notwithstanding this, it is anticipated that the development needs of the plan area can be accommodated in accordance with strategy policy directions. Areas of sites which cannot be developed will nevertheless make an important contribution to the flood plain and contribute to resilience of communities. Drainage water management measures (Policy DM02) can have multi-functionality with benefits for biodiversity, air quality, open space and recreation, and the visual qualities of the development.</p> <p><u>Term</u></p> <p>Largely minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Flood prone areas of sites to be avoided and natural features contributing to the management of flood risk maintained.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy SP07: Water Management		
7. To conserve and enhance water quality and resources	++	<p><u>Likely Significant Effects</u></p> <p>The policy strongly contributes to the achievement of this SA objective. The policy seeks to ensure that applicants take into account and address issues of water quality as a result of their proposals. The policy also seeks to protect infrastructure which provides water supply, and encourages the adoption of efficiency standards in the build and design of proposals which aim to reduce water usage.</p> <p><u>Term</u></p> <p>Significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Prevention of pollution of watercourses. Protection of utility infrastructure. Measures to promote efficient use of water such as adoption of measures set out in Part G of Building Regulations, and design responses to capture rainwater for its reuse.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Natural drainage measures may not always provide a practical response to drainage issues dependent on ground conditions (low-medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	++	<p><u>Likely Significant Effects</u></p> <p>The policy functions strongly to reduce flood risk. The policy sets the strategic approach towards developments and the management of flood risk. It seeks to limit the effects of flooding by careful location, design, and surface water management, with critical infrastructure and highly vulnerable uses directed away from locations prone to flooding. It seeks to support methods to improve flood resilience, and protects flood water management infrastructure.</p> <p><u>Term</u></p> <p>Significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development should avoid areas which are prone to flooding and provide sufficient means to manage surface water flow with resulting in an increased risk of flooding on-site or affecting off-site land uses.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Natural drainage measures may not always provide a practical response to drainage issues dependent on ground conditions (low-medium risk).</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to protect and enhance the aquatic environment. This includes watercourses and the corridors they flow through, and the benefits these often provide for air quality. The policy could help to restore and improve air quality where development proposals include enhancements for a watercourse particularly within an urban setting. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p>

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Policy SP07: Water Management		
		<p>Minor positive effect for the duration of the plan period.</p> <p><u>Mitigation</u> Measures which safeguard water environments from loss or pollution as a result of development. Measures which help to restore the water environment as part of biodiversity net gain measures.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The extent of opportunities for enhancements to be made to the water environment as a result of the proposals of the plan is not fully known.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	<p><u>Likely Significant Effects</u> The policy helps to ensure that communities are resilient to the effects of climate change by way of their location and design responses to flood risk and managing surface water flow. The policy seeks to protect the quality of water safeguarding this important resource for communities, wildlife and businesses. The policy also seeks to ensure that developments adopt measures which help to reduce water consumption helping to maintain higher levels of water year round in order to better prepare and respond to droughts, not just in Pendle but within the wider region and beyond.</p> <p><u>Term</u> Significant positive effects over the plan period.</p> <p><u>Mitigation</u> Development should avoid areas which are prone to flooding and provide sufficient means to manage surface water flow with resulting in an increased risk of flooding on-site or affecting off-site land uses. Prevention of pollution of watercourses. Protection of utility infrastructure. Measures to promote efficient use of water such as adoption of measures set out in Part G of Building Regulations, and design responses to capture rainwater for its reuse.</p> <p><u>Assumptions</u> Not assessed.</p> <p><u>Uncertainties</u> Natural drainage measures may not always provide a practical response to drainage issues dependent on ground conditions (low-medium risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><u>Term</u> Negligible effects for the plan period.</p> <p><u>Mitigation</u> Not assessed.</p> <p><u>Assumptions</u></p>

Appendix 3: Appraisal of Policy Options

Policy SP07: Water Management		
		<p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The protections provided by the policy towards water quality and watercourse will help safeguard these natural environments and the value that these have as habitats and corridors for wildlife within the borough. This will help conserve and aid efforts to restore biodiversity in the borough contributing to the fulfilment of the green infrastructure network and Local Nature Recovery Strategy. Measures to limit water usage will also benefit wildlife by allowing water based habitats to be maintained year round, and providing wildlife access to water.</p> <p><u>Term</u></p> <p>A positive effect for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Guiding the location, form and type of development permitted so it does not compromise and provides improvements to the water environment. Prevention of pollution of watercourses. Protection of utility infrastructure. Measures to promote efficient use of water such as adoption of measures set out in Part G of Building Regulations, and design responses to capture rainwater for its reuse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to protect watercourses and areas important to the functionality of the flood plain from inappropriate land uses. This helps to maintain and where possible restore areas of land which contribute positively to the landscape (and sometimes townscape) character of the borough, helping to maintain its special landscape form.</p> <p><u>Term</u></p>

Appendix 3: Appraisal of Policy Options

Policy SP07: Water Management		
		<p>Minor positive effects for the Plan period</p> <p><u>Mitigation</u></p> <p>Guiding the location, form and type of development permitted so it does not compromise and provides improvements to the water environment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
Policy SP08: Natural Environment		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach sets out the Local Plan's strategic requirements for proposals which affect the borough's natural environment, assets and designations. It confirms the need for proposals to protect and enhance, as required, the natural environment and take opportunities to promote linkages and connectivity of the ecological network to aid nature recovery. a</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy's most significant benefits are for ecology and landscape/townscape objectives owing to the benefits the policy has in protecting and enhancing the natural assets and designations of the borough benefiting wildlife, and the quality of the local landscape. The environmental benefits of the policy also benefit heritage, climate change, flood risk, water quality, air quality and resource objectives, due to the connected benefits that the policy's protections and requirement have in response to these issues. Mixed effects are assessed for health and regeneration objectives noting the value that the natural environment has in maintaining levels of health and wellbeing but also in acknowledgement of the restrictions that the implementation of the policy will result for housing and employment objective by reducing scope for development and the developable area of sites brought forward over the plan period. In light of this, the policy is assessed to have a minor adverse effect for housing and employment objectives noting the constraining effect the policy may have on the delivery. Despite this the policy is not anticipated to be a barrier to meeting identified housing and employment land requirements in accordance with the spatial strategy.</p> <p><u>Alternative Options</u></p> <p>The policy reflects the NPPF position regarding the protection and enhancement sought for the natural environment from inappropriate forms of development setting the strategic context for connected DM policies. Anything of greater detail is not appropriate for a strategic policy. A diluted position would risk being contrary to national planning policy relating to the natural environment and is not therefore suitable. No alternative approach has therefore been assessed for this policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	-	<p><u>Likely Significant Effects</u></p> <p>The proposal is likely to constrain the delivery of housing during the plan period. This may be due to proximity of and effects on designated sites or protected species and habitats, mandatory requirements for delivery of Biodiversity Net Gain in accordance with Policy DM05, or the impact of proposals on the integrity and connectivity of the borough's green infrastructure network. Notwithstanding this, it is anticipated that the borough's housing requirement can be achieved in full at suitable and deliverable sites over the plan period (see 2023, SHLAA findings). Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects over the plan period.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy SP08: Natural Environment		
		<p>Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Degree to which existing habitats affect sites identified for housing is unlikely to be specifically known until the planning application process (medium risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	<p><u>Likely Significant Effects</u> The proposal is likely to constrain the delivery of employment during the plan period. This may be due to proximity of and effects on designated sites or protected species and habitats, mandatory requirements for delivery of Biodiversity Net Gain in accordance with Policy DM05, or the impact of proposals on the integrity and connectivity of the borough's green infrastructure network. Notwithstanding this, it is anticipated that the borough's employment land requirement can be achieved in full at suitable and deliverable sites over the plan period (see Employment Land Review findings, Icen Projects, 2023). Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent minor adverse effects over the plan period.</p> <p><u>Mitigation</u> Identification of sufficient opportunity for development in the plan area to respond to employment land requirements over the plan period.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Degree to which existing habitats affect sites identified for housing is unlikely to be specifically known until the planning application process (medium risk).</p>

Appendix 3: Appraisal of Policy Options

Policy SP08: Natural Environment		
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 proposal has the potential to constrain the redevelopment of sites which would benefit the regeneration and help tackle deprivation in existing communities. The policy will also help safeguard natural features within communities which contribute positively to local amenity, providing recreational opportunity assisting health and wellbeing. The effects of the policy on this objective are therefore mixed, and the degree to which the policy is positive or negative is likely to be determined over the duration of the plan period. Taking the above into account the policy is assessed to have a mixed effect on this objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping, and scope for BNG responses (on or off-site).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Responding to BNG requirements is likely to adversely affect viability of proposals particularly within the M65 urban area (medium risk)</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+/-	<p><u>Likely Significant Effects</u></p> <p>The proposal has the potential to constrain the redevelopment of sites which would benefit the regeneration and help tackle deprivation in existing communities. The policy will also help safeguard natural features within communities which contribute positively to local amenity, providing recreational opportunity assisting health and wellbeing. The effects of the policy on this objective are therefore mixed, and the degree to which the policy is positive or negative is likely to be determined over the duration of the plan period. Taking the above into account the policy is assessed to have a mixed effect on this objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping, and scope for BNG responses (on or off-site).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Responding to BNG requirements is likely to adversely affect viability of proposals particularly within the M65 urban area (medium risk)</p>

Appendix 3: Appraisal of Policy Options

Policy SP08: Natural Environment		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>The policy does not direct development, however may constrain its delivery in specific locations. Other policies of the plan are more important in setting out the overall location of development and how it affects travel. A negligible effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy may constrain development in certain places affecting the type and intensity of uses permitted. The degree to which this affects the objective to secure the efficient use of land is not clear at this point in time. Notwithstanding this, it is anticipated that the development needs of the plan area can be accommodated in accordance with strategic policy directions. Areas of sites which cannot be developed in response to specific development requirements can make an effective response to the needs of biodiversity, both locally and on a regional basis (for example as part of green infrastructure or as part of the Local Nature Recovery Network). Biodiversity mitigation sites can also function as part of wider open space, drainage systems, and carbon sequestration and as such form part of the wider package of enhancements and benefits expected of the planning system from development proposals. Thus whilst implementing the proposal would reduce the amount of developable land available at a site level, this would not be wasted and would contribute to the overall benefits of the proposals and secure its compliance with wider policy requirements and legislation. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Largely minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping, and scope for BNG responses (on or off-site).</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy SP08: Natural Environment		
		<p><u>Uncertainties</u></p> <p>Practicality of securing the multi-functionality of BNG measures to address wider material planning issues. The longer term functionality of BNG measures is dependent on their management and maintenance.</p>
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy will maintain the habitats, landscapes and landforms which contribute positively to water quality and supply. This includes upland moorland found within the borough, the natural integrity of existing watercourses, wetlands and woodlands which also help to reduce flood risk and help to slow down surface water flow. The policy will maintain a larger proportion of development sites in their natural condition and or restore this condition. This will help to benefit water conservation and quality, as a lower amount of sites are developed, enabling greater levels of storage, and reduced pollution. The policy seeks to ensure that proposals have a neutral or net positive effect on water quality.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>BNG measures as part of SUDs. Retention and enhancement of natural features, particularly those which contribute positively to water quality.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Practicality of securing the multi-functionality of BNG measures to address wider material planning issues. The longer term functionality of BNG measures is dependent on their management and maintenance.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will maintain the habitats, landscapes and landforms which contribute positively to mitigating the potential for flood risk and help slow surface water flow. This includes upland moorland found within the borough which provides flood water storage, slowing the flow of water into watercourses and protecting communities downstream. The policy also protects watercourses, wetlands and woodlands which also help to reduce flood risk and help to slow down surface water flow. The policy will maintain a larger proportion of development sites in their natural condition and or restore this condition. This will help to benefit natural water storage and drainage capacity beneficial in reducing flood risk and reduce surface water runoff rates.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>BNG measures as part of SUDs. Retention and enhancement of natural features, particularly those which contribute positively to water storage and surface water drainage.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p>

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Policy SP08: Natural Environment		
		Practicality of securing the multi-functionality of BNG measures to address wider material planning issues. The longer term functionality of BNG measures is dependent on their management and maintenance.
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will safeguard designations and habitats from development which contribute positively to the air quality of the borough and the communities which live within it. The policy will maintain a larger proportion of development sites in their natural condition and or restore this condition. This will help to improve air quality experienced at a site level with benefits for their future occupiers. The policy seeks to ensure that proposals have a neutral or net positive effect on air quality.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>BNG measures implemented as part of site wide design and landscaping. Retention and enhancement of natural features. Use of trees within the site to benefit air quality.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Practicality of securing the multi-functionality of BNG measures to address wider material planning issues. The longer term functionality of BNG measures is dependent on their management and maintenance.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will maintain the habitats, landscapes and landforms which contribute positively to mitigating the effects of climate change and absorb carbon emissions. This includes upland peatland found within the borough which aids carbon sequestration, provides flood water storage, helps slow the flow of water into watercourses and protecting communities downstream. The policy also protects watercourses, wetlands and woodlands which also help to reduce flood risk and help to slow down surface water flow, and moderate extreme weather conditions and the effects caused on wildlife and the community. The policy will maintain a larger proportion of development sites in their natural condition and/or restore this condition. This will help to benefit the natural capacity of Pendle to minimise greenhouse gas emissions and adapt to the effects of climate change.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>BNG measures as part of SUDs. Retention and enhancement of natural features, particularly those which contribute positively to water storage and surface water drainage, and carbon sequestration.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p>

Appendix 3: Appraisal of Policy Options

Policy SP08: Natural Environment		
		Practicality of securing the multi-functionality of BNG measures to address wider material planning issues. The longer term functionality of BNG measures is dependent on their management and maintenance.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>The policy provides the plan's core response to the biodiversity of Pendle, confirming the approach taken to protect and enhance the borough's designated landscapes, protected species and habitats, the Lancashire Nature Recovery Network and Green Infrastructure Network. Alongside the relevant DM policies of the plan, the policy fulfils a key role in conserving and enhancing the biodiversity, geodiversity and green infrastructure network of Pendle. A significant positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A significant positive effect for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Requirement to safeguard, enhance and where possible expand existing habitats to aid nature recovery in Pendle.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The longer term functionality of BNG measures is dependent on their management and maintenance.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The protections afforded by the policy to ecological designations, protected species and habitats and other ecological networks is likely to also benefit the historic environment, noting the role that the proximity, type, and condition the natural environment can have as part of the significance and setting of the historic environment. The requirement to protect and enhance these environments is likely to benefit the historic environment subject to the proposal's wider material effects on that historic environment (not influenced by this policy). A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect for the duration of the plan period.</p>

Appendix 3: Appraisal of Policy Options

Policy SP08: Natural Environment		
		<p><u>Mitigation</u> Requirement to safeguard, enhance and where possible reuse and integrate these into developments</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The specific role of biodiversity features for heritage asset is likely to differ from site to site depending on site specific characteristics and is wider relationship to the surrounding built and natural context (medium risk).</p>
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u> The policy protects large areas of landscape within Pendle for inappropriate types of development which fulfil a major role in forming the special setting and unique place that Pendle is both as a whole and the landscapes found within. The policy therefore has a significant role in promoting the achievement of this SA objective.</p> <p><u>Term</u> Significant positive effects for the Plan period</p> <p><u>Mitigation</u> Requirement to safeguard, enhance and where possible reuse and integrate these into developments</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Policy SP09: Historic and Built Environment
<p><u>Preferred Option Policy Summary</u> The preferred approach sets out the Local Plan's strategic requirements for proposals which affect the borough's historical environment. It confirms the need for proposals to conserve and, where possible, enhance the historic environment, and take opportunities to aid the promotion, understanding and interpretation of the historical environment to better reveal its significance. The policy seeks to secure development which enhances the built quality of the borough and specifically its responsiveness to its historic environment to protect the built character and qualities of the borough.</p> <p><u>Preferred Option Policy Appraisal</u> The policy's most significant benefits are for heritage and landscape/townscape objectives owing to the benefits the policy has in conserving and enhancing these environments and securing the role of new development in achieving this. The policy also benefits ecological objectives noting the role that the built environment can have for biodiversity. The policy further benefits waste objectives due to the promotion of the reuse of materials and features as appropriate. Neutral effects are assessed for flood risk and air quality objectives as the implementation of the policy should not inhibit the achievement of these objectives. Mixed effects are assessed for housing, employment, deprivation and health objectives noting the constraining effect the policy may have on the delivery of development in specific locations balanced against the increased quality provided to the urban landscape that the implementation of the policy will secure. The policy has uncertain effects for climate change given that the policy has the potential to limit climate change adaptations in certain</p>

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Policy SP09: Historic and Built Environment		
<p>circumstances but also promotes the reuse of materials and structures as suitable for redevelopment proposals reducing the carbon footprint of proposal. The degree of this constraint is likely to be determined over the plan period. The policy has negligible effects for remaining objectives.</p> <p>Alternative Options</p> <p>The policy reflects the NPPF position regarding the protection afforded to the historic environment from inappropriate forms of development setting the strategic context for connected later policies (Policy DM18 and DM19) and wider policies (such as DM16). Anything of greater detail is not appropriate for a strategic policy. A diluted position would risk being contrary to national planning policy relating to the historic environment and is not therefore suitable. No alternative approach has therefore been assessed for this policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+/-	<p>Likely Significant Effects</p> <p>The proposal has the potential to constrain development which harms the historic environment in accordance with national planning policy. The degree to which the supply and delivery of housing is constrained by the policy is dependent on site specific considerations and their relationship to the wider historical environment. It is anticipated that overall housing requirements can be delivered notwithstanding the historical constraints of the borough, though heritage issue may impact site capacity and suitability at a site level. The policy also sets out design considerations to be taken into account through the plan process. The aim is to integrate new development into the urban grain of Pendle's settlements, securing development which is high quality and complementary to character of Pendle's town and villages. The promotion of this, has positive effects for securing the delivery of decent homes. Taking the above into account the policy is assessed to have a mixed effect on this objective.</p> <p>Term</p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p>Mitigation</p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping. Where harm is concluded, the degree of harm caused is to be considered against the overall public benefits of the proposal.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The need for housing alters during the plan period. Low risk. The degree to which housing delivery is affected by the presence of the historic environment (low risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+/-	<p>Likely Significant Effects</p> <p>The proposal has the potential to constrain development which harms the historic environment in accordance with national planning policy. The degree to which the supply and delivery of economic development is constrained by the policy is dependent on site specific considerations and their relationship to the wider historical environment. It is anticipated that overall employment land requirements can be delivered notwithstanding the historical constraints of the borough, though heritage issue may impact site capacity and suitability at a site level. The policy also sets out design considerations to be taken into account through the plan process. The aim is to integrate new development into the urban grain of Pendle's settlements, securing development which is high quality and complementary to character of Pendle's town and villages. Taking the above into account the policy is assessed to have a mixed effect on this objective.</p>

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		<p><u>Term</u> Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><u>Mitigation</u> Type of development, scale, layout, form and massing. Use of materials, open space and landscaping. Where harm is concluded, the degree of harm caused is to be considered against the overall public benefits of the proposal.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The need for employment alters during the plan period. Low risk. The degree to which the delivery of employment land is affected by the presence of the historic environment (low risk).</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+/-	<p><u>Likely Significant Effects</u> The proposal has the potential to constrain development which harms the historic environment in accordance with national planning policy. The degree to which the supply and delivery of new development is constrained by the policy is dependent on site specific considerations and their relationship to the wider historical environment. It is anticipated that land requirements set out in the Local Plan for housing and employment can be delivered notwithstanding the historical constraints of the borough, though heritage issue may impact site capacity and suitability at a site level. The policy also sets out design considerations to be taken into account through the plan process. The aim is to integrate new development into the urban grain of Pendle's settlements, securing development which is high quality and complementary to character of Pendle's town and villages. Taking the above into account the policy is assessed to have a mixed effect on this objective.</p> <p><u>Term</u> Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><u>Mitigation</u> Type of development, scale, layout, form and massing. Use of materials, open space and landscaping. Where harm is concluded, the degree of harm caused is to be considered against the overall public benefits of the proposal.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The need for employment, housing, retail or leisure alters during the plan period. Low risk. The degree to which the delivery of new development is affected by the presence of the historic environment (low risk).</p>

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Policy SP09: Historic and Built Environment		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+/-	<p><u>Likely Significant Effects</u></p> <p>The historic environment can contribute significantly to the identity and character of an area. Access to and understanding of historical assets can benefit health and wellbeing, providing opportunities for recreation, education and learning. The proposal seeks to conserve and where possible enhance this environment for existing and future generations, safeguarding this environment and the role played in the borough. The design responses sought through the policy can also benefit health and wellbeing by ensuring that development is of a high quality and contributes to the attractiveness of the built landscape. The proposal has the potential to constrain development which harms the historic environment in accordance with national planning policy. This includes development that may be beneficial to health and wellbeing. The degree to which the supply and delivery of new development is constrained by the policy is dependent on site specific considerations and their relationship to the wider historical environment. It is anticipated that land and infrastructure requirements set out in the Local Plan can be delivered notwithstanding the historical constraints of the borough, though heritage issue may impact site capacity and suitability at a site level. Taking the above into account the policy is assessed to have a mixed effect on this objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping. Where harm is concluded, the degree of harm caused is to be considered against the overall public benefits of the proposal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The need for employment, housing, retail or leisure alters during the plan period. Low risk. The degree to which the delivery of new development is affected by the presence of the historic environment (low risk).</p>

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5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>The policy does not direct development, however may constrain its delivery in specific locations. Other policies of the plan are more important in setting out the overall location of development and how it affects travel. A negligible effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	?	<p><u>Likely Significant Effects</u></p> <p>The policy may constrain development in certain places affecting the type and intensity of uses permitted. The degree to which this affects the objective to secure the efficient use of land is not clear at this point in time. Notwithstanding this, it is anticipated that the development needs of the plan area can be accommodated in accordance with strategy policy directions. Design responses required in part 5 of the policy will influence the scale, form, type, appearance and materials of developments. This could provide for more effective use of land in some cases and in others less effective use of land depending on the nature of the historic environment which is affected and how the proposal relates to this. The effect of the policy on this SA objective is subject to a wide range of variables which cannot be concluded upon on this point in time. As such an uncertain effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Uncertain effects across the plan period to be determined on a site by site basis.</p> <p><u>Mitigation</u></p> <p>Responses to the scale, form, layout, appearance, materials and landscaping of proposals to the historic environment taking into account the considerations outlined in the policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market demand and need means urban sites are unsuitable. Viability changes. Allocated sites fail to deliver. Medium risk.</p>

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Policy SP09: Historic and Built Environment		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>The policy does not direct development, however may constrain its delivery in specific locations. Other policies of the plan are more important in setting out the overall location of development and how it affects water quality and supply. A negligible effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy may affect the suitability of sites for certain forms and types of development depending on the historic context, influencing the built environment taking form over the plan period. The policy does not outweigh or prevent the implementation of the plan's flood risk and drainage requirements, nor does it supersede national planning policy with regard to flood risk. As a result a neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Application of SuDs in new developments. Enhancements to flood storage and slowing the flow of water to watercourses in accordance with flood risk policy.</p> <p><u>Assumptions</u></p> <p>SuDs measures are feasible and viable through new development</p> <p><u>Uncertainties</u></p> <p>The effects on climate change on extreme weather events and eroding effects on the landscape affecting storage capacity. Medium risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy may affect the suitability of sites for certain forms and types of development depending on the historic context, influencing the built environment taking form over the plan period. The application of the policy is unlikely to affect air quality in the borough by its application on its own. A neutral effect is therefore assessed for this SA objective.</p>

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Policy SP09: Historic and Built Environment		
		<p><u>Term</u> Neutral effect over the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> The policy does not direct development, however may constrain its delivery in specific locations, this includes the forms and appearance of proposals including their adaptations, accounting for their effect on the historical environment. This could render the application of some renewable and resource saving technologies to heritage assets and developments within a historical setting, unsuitable and/or require changes to their design. It is not necessarily the case that the application of the policy would put a stop to adaptations for climate change at affected land and properties but will require a careful design response, and as relevant, balancing through the decision making process, indeed some measures such as the retention and reuse of existing materials and features would benefit climate change and minimise the carbon footprint of development proposals. Further guidance would help to assist the delivery of climate change mitigation measures within the historic environment.</p> <p><u>Term</u> Uncertain effects over the plan period.</p> <p><u>Mitigation</u> Careful placement of renewables. Integrated design and appearance. Bespoke designs and solutions tailored to the development proposal. Guidance for developers for integrated resource efficiency measures and renewables into a development which is within a historical environment.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The impact of the policy on this SA Objective is dependent on proposals which come forward over the plan period and how they affect the historic environment (medium risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy contains design measures and statements which help to make best use of existing materials and features framed in a historic context for use as part of redevelopment proposals. The implementation of this policy requirement helps to reduce waste and make use of existing materials, thereby safeguarding wider resources. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effect for the plan period and beyond.</p> <p><u>Mitigation</u></p>

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Policy SP09: Historic and Built Environment		
		<p>Appropriate responses to policy requirements for the reuse of existing materials and design features of developments.</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> The structural integrity and feasibility of reusing materials and features as part of redevelopment proposals is likely to be determined on a case by case basis (Medium risk).</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u> The protections afforded by the policy to the historic environment, is likely to also benefit the natural environment, noting the role that built structures can often fulfil for wildlife especially in urban areas. The requirement to safeguard, enhance and where possible reuse and integrate these into developments as set out in the policy, therefore has the potential for positive effects for this objective. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> A minor positive effect for the duration of the plan period.</p> <p><u>Mitigation</u> Requirement to safeguard, enhance and where possible reuse and integrate these into developments</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The specific role of the built environment for biodiversity is likely to differ from site to site depending on site specific characteristics and is wider relationship to the surrounding built and natural context (medium risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	++	<p><u>Likely Significant Effects</u> The policy is the plan's core response to the historic environment of Pendle, and the need to conserve and enhance this over the plan period. The policy seeks to ensure that development does not lead to unacceptable harm to the historic environment and contains measures to better aid its understanding. The policy adopts measures to ensure that the scale, layout, form, appearance, materials and landscaping of development proposals integrates effectively into the built environment of Pendle, reflecting its unique character and qualities which contribute to its identity and value. A significant positive effect is assessed for this objective.</p> <p><u>Term</u> Significant positive effects for the Plan period</p> <p><u>Mitigation</u> Proposals meet and respond to the requirements of the policy in terms of their location, scale, form, appearance, materials, landscaping and design quality.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

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Policy SP09: Historic and Built Environment		
		The extent to which proposals respond positively to the requirements of policy.
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The policy is the plan's core response to the historic environment of Pendle and helps to maintain its role within the landscape and townscape character of Pendle. The policy seeks to ensure that development does not lead to unacceptable harm to the historic environment and contains measures to better aid its understanding. The policy adopts measures to ensure that the scale, layout, form, appearance, materials and landscaping of development proposals integrates effectively into the built environment of Pendle, reflecting its unique character and qualities which contribute to its identity and value. The implementation will have considerable benefits for this SA objective, a significant positive is assessed.</p> <p><u>Term</u></p> <p>Significant positive effects for the Plan period</p> <p><u>Mitigation</u></p> <p>Proposals meet and respond to the requirements of the policy in terms of their location, scale, form, appearance, materials, landscaping and design quality.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent to which proposals respond positively to the requirements of policy.</p>

Policy SP10: Healthy and Vibrant Communities	
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to promote and secure vibrant and healthy communities through the planning system. This is achieved through a variety of measures related to the development of new homes and sources of employment, the promotion of walking and cycling and accessible to sports and recreation facilities including the green infrastructure network, design which protects amenity interests and prevent adverse effects on health caused by pollution, climate change and crime, and the encouragement of sustainable lifestyles. The policy is responsive the baseline conditions of the plan area as set out in the Sustainability Appraisal, in particular headlines or poor health, high deprivation, and low employment/wages. Household poverty is also high and the Local Plan needs to provide the means through the development process to respond to these issues if the plan is to be effective in addressing the needs of the communities.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>Taking the above into account, and the wider range issues which the policy seeks to respond to, it is not surprising that the policy provides a positive response to most of the SA objectives assessed. In particular the policy is responsive to regeneration and health SA objectives due to the wider range of benefits that the implementation of the policy in decision making will result for these issue. The policy is responsive to housing needs promoting an increased supply of quality housing, economic needs, promoting sustainable economic investment and jobs growth, transport objectives, by ensuring that development takes place in locations and adopts designs which reduce the need to travel and promote walking and cycling. The policy promotes climate change and air quality objectives by supporting a reduction in emissions of new development due to above sustainability criterion and the need to ensure that proposals are resilient to climate change. In the same way the policy supports flood risk and water resource objectives. The direction of the policy towards urban development and regeneration helps to safeguard the borough's natural resources and environmental qualities. The policy therefore has positive effects assessed for biodiversity, landscape, minerals and soils. An uncertain effect is recorded for the historic environment noting the sensitivity of designations to change and the geographical distribution of these designated and non-designated assets.</p>	

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Policy SP10: Healthy and Vibrant Communities		
<p>Alternative Options</p> <p>The policy provides for a high level strategic approach which supports the achievement of the vision and objectives of the Local Plan and its spatial approach to development (Policy SP02). The policy maintains a key role in providing a response to significant baseline issues identified in Pendle. The policy is at the heart of DM policies which will secure a positive outcome. No alternative is therefore considered to exist by the Council and so no alternative has been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The policy seeks to support and secure the delivery of quality housing in Pendle which is responsive to local needs. This is responsive to this SA objective and will help to deliver stock improvements to the borough.</p> <p>Term</p> <p>A minor positive effect from the medium term.</p> <p>Mitigation</p> <p>Applications for new housing should be accessed for their compliance with Policy DM21 and DM22 of the Local Plan.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Viability constraints to support the delivery of these homes.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p>Likely Significant Effects</p> <p>The policy encourages sustainable investment in the local economy and increased job provision including higher paid jobs. This will help to increase the availability of jobs in the borough helping to reduce outward commuting, improve economic activity and reduce unemployment.</p> <p>Term</p> <p>A minor positive effect from the medium term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The promotion of economic development through the policy is reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>

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Policy SP10: Healthy and Vibrant Communities		
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 policy supports the achievement of this SA objective in a number of different ways:</p> <ul style="list-style-type: none"> • Its support for the retention existing services. • Encouragement of active lifestyles, promoting health and wellbeing and tackling deprivation. • The direction of development to sustainable and accessible locations, which in turn support the regeneration and investment of the borough's existing settlements. • Improving access and opportunities for employment. • Providing high quality homes which meets the needs of its occupiers. • Promoting community food growing and provide communities resilient to the effects of climate change. <p><u>Term</u></p> <p>A significant positive effect from the short to medium term.</p> <p><u>Mitigation</u></p> <p>Application of policy direction as implemented through DM policies and the spatial strategy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p>

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Policy SP10: Healthy and Vibrant Communities		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The policy supports the achievement of this SA objective promoting health and wellbeing of members of the community in a number of different ways:</p> <ul style="list-style-type: none"> • Its support for the retention existing services. • Encouragement of active lifestyles, through better access to quality open space, sports and green infrastructure provision promoting health and wellbeing and tackling deprivation. • The direction of development to sustainable and accessible locations, which in turn support the regeneration and investment of the borough's existing settlements. • Ensuring design tackles crime and that developments do not adversely affect existing land uses and occupiers. • Improving access and opportunities for employment. • Providing high quality homes which meets the needs of its occupiers. • Promoting community food growing and provide communities resilient to the effects of climate change. <p><u>Term</u> A significant positive effect from the short to medium term.</p> <p><u>Mitigation</u> Application of policy direction as implemented through DM policies and the spatial strategy.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability may reduce the effectiveness of the plan in addressing this objective.</p>

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Policy SP10: Healthy and Vibrant Communities		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development at sites which are accessible to services, employment and shops and allows an increased density of development at sites accessible to high quality public transport provision. It encourages active design and travel which are important in promoting modal shift and reducing the need to travel by car. The policy seeks to secure the future of existing valued services and facilities with contribute towards sustainable communities. A significant positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A significant positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Promoting of walking and cycling through the location, land use, type, form and layout of developments and their connectivity to existing walking and cycling infrastructure. Requirement for travel plan and transport assessment information as necessary. Conditions to secure safe access into a site for all road users. Requirement for off-site contributions as justified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development which is well integrated and compatible with surrounding uses. This is in effort to reduce the need to travel and enhance the sustainability of community but also enables the efficient use of land and conservation of the borough's natural soils. The policy makes a minor positive contribution to the achievement of this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Direction of development to existing towns.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p>

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Policy SP10: Healthy and Vibrant Communities		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development which is well integrated and compatible with surrounding uses, directing these to existing urban areas. This is in effort to reduce the need to travel and enhance the sustainability of community but also has the effect of conserving the borough's water resources and quality of these. The policy further supports this objective by ensuring that applicants address issues of pollution which might arise as a result of proposals or through the development of proposals (such as through ground remediation measures and construction processes). Taken together the policy makes a minor positive contribution to the achievement of this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Direction of development to existing towns. Implementation of referenced DM policies.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes development in accessible locations. This will help to retain natural landscapes and features outside of settlements which may positively contribute to minimising flood risk and slowing or absorbing surface water flow. Urban areas are however not immune from flood risk and sites promoted by the policy could be affected by flooding or drainage concerns. The policy seeks to ensure that proposals are resilient from the effects of climate change, including from flooding. Overall taking into account the above, the policy is assessed to have a minor positive effect for this objective.</p> <p><u>Trend</u></p> <p>Negligible effects over the plan period.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Direction of development to existing towns. Retention of natural drainage features within development sites. Avoidance of vulnerable development types within areas affected by Flood Zone 2/3 or at a high risk of flooding from surface water or ground water.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p>

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Policy SP10: Healthy and Vibrant Communities		
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development at sites which are accessible and sustainable. The effect of the policy will help to reduce the need to travel and align land use and infrastructure to provide for sustainable and proportionate development. The policy promotes walking and cycling in new development thereby encouraging a modal shift. The policy will help to improve air quality. The policy also seeks to ensure that applicants address emissions arising from uses as justified. As a result a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Promoting of walking and cycling through the location, land use, type, form and layout of developments and their connectivity to existing walking and cycling infrastructure. Requirement for travel plan and transport assessment information as necessary. Requirement for off-site contributions as justified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development at sites which are accessible to services. The effect of the policy will help to reduce the need to travel and align land use and infrastructure to provide for sustainable and proportionate development. The policy promotes walking and cycling in new development thereby encouraging a modal shift. The policy will help remove car trips and reduce emissions caused by car travel helping to reduce overall greenhouse gas emissions in accordance with UK and local targets. The policy further seeks to ensure that developments are resilient to the effects of climate change and provide homes and communities that help to promote the idea of self-sufficiency – such as by encouraging renewable energy and community food growing. Taking the above into account the above a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Promoting of walking and cycling through the location, land use, type, form and layout of developments and their connectivity to existing walking and cycling infrastructure. Requirement for travel plan and transport assessment information as necessary. Requirement for off-site contributions as justified. Design responses within developments (layout, materials, use of renewables, sustainable use of resources, orientation) and retention of natural drainage features within development sites. Avoidance of vulnerable development types within areas affected by Flood Zone 2/3 or at a high risk of flooding from surface water or ground water.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p>

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Policy SP10: Healthy and Vibrant Communities		
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>The promotion of development towards accessible locations will help to safeguard natural minerals and help to promote the reuse of existing land. This will help to retain natural landscapes and features for the longer term. Overall the policy is assessed to have a minor positive effect for this objective.</p> <p><u>Trend</u></p> <p>Negligible effects over the plan period.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Direction of development to existing towns.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability pressures could result in deliverability issues and result in the need to develop greenfield land to meet the identified development needs of the plan.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The promotion of development towards accessible locations and support provided for the development of the green infrastructure network will support the achievement of this objective. This policy will help to retain natural landscapes and features which are valuable to wildlife and wider biodiversity. This approach in turn will help to maintain the borough's green infrastructure network. Overall the policy is assessed to have a minor positive effect for this objective.</p> <p><u>Trend</u></p> <p>Negligible effects over the plan period.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Direction of development to existing towns.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability pressures could result in deliverability issues and result in the need to develop greenfield land to meet the identified development needs of the plan.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The direction of development and material considered which are resultant from this policy have an uncertain effect for the historic environment because the likely a large part of the impact is likely to be determined by the detailed design. This is largely not known</p>

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Policy SP10: Healthy and Vibrant Communities		
		<p>until a planning application is submitted and proposals are determined through the planning application process. This is due to the fact that the historic assets of the borough are found throughout the borough with clusters found in urban areas, and may be affected by aspects such as inappropriate design features or materials.</p> <p><u>Term</u> Uncertain over the plan period. To be assessed through the planning application process.</p> <p><u>Mitigation</u> Modifications may be required to design, appearance, layout or even site capacity in response to a finding of harm.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The timing, scale, type and locations of proposals likely to come forward in compliance with policy requirements is largely unknown.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The direction of development to sustainable locations and promotion the green infrastructure network will help to benefit this objective. The approach will help to safeguard the quality and character of the open countryside, helping to maintain access to the borough's green infrastructure network. This will be secured through the implementation of the Local Plan's spatial strategy which this policy supports the implementation of. There is potential for harm to arise from the concentration of development towards urban areas, noting the sensitivity of parts of these locations to development (depending on matters of design, use and intensity) however the policy seeks to ensure that operational effects are accounted for through the planning application process and that new homes provided in the borough, deliver an attractive residential environment. Overall, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> Modifications may be required to design, appearance, layout or even site capacity in response to a finding of harm.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability pressures could result in deliverability issues and result in the need to develop greenfield land to meet the identified development needs of the plan.</p>

Appendix 3: Appraisal of Policy Options

Policy SP11: Transport and Connectivity		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to support the delivery of development which is sustainably located by way of its accessibility to existing services and facilities, goods and sources of employment. It does this by supporting the alignment and integration of land uses and support provided for higher density development in accessible corridors. This is supportive of Policy SP02 of the Local Plan which sets the spatial strategy for development over the plan period, and is beneficial in its contribution towards reducing greenhouse gas emissions and improving air quality. The policy further encourages modal shift away from car usage by promoting walking and cycling connectivity. The policy also seeks to ensure that new developments can be accommodate within the existing highway network both in terms of its capacity and its safety.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy scores strongly against many of the SA objectives tested owing to the promotion of a sustainable pattern of development in support of the spatial strategy. The approach seeks to reduce the reliance of residents on the need to travel by car to access services, goods and employment to minimise the effects of the plan on climate change, and promote enhancements to air quality. In doing so, the proposal helps to make effective use of land, and encourages investment and regeneration of the borough's towns. The improvements provided to the built environment and increased opportunity to access jobs and housing locally also benefits public health. Benefits are also recorded for flood risk and biodiversity owing the protection that the direction of growth provides to the natural environment, features and habitats. Uncertain affects are assessed for landscape and heritage objectives given that this will be determined at a site level on a case by case basis.</p> <p><u>Alternative Options</u></p> <p>The policy reflects the NPPF position and is necessary to secure sustainable development in support of the preferred spatial strategy set out in Policy SP02. As a result it is not considered that there are any reasonable alternatives to this policy approach. No reasonable alternative is therefore assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages housing delivery at sites which are accessible to services, employment and shops and an increased density at sites accessible to high quality public transport provision. The effect of the policy is to help to increase the potential supply of housing land which would be acceptable in accordance with Local Plan, thereby supporting the implementation of this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The promotion of housing through the policy is reliant on windfall development. The scale, timing and location of these developments, and contribution made to meeting housing requirement is not known.</p>

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Policy SP11: Transport and Connectivity		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development at sites which are accessible to services, employment and shops and an increased density at sites accessible to high quality public transport provision. The effect of the policy is to help to increase the potential supply of employment development which would be acceptable in accordance with Local Plan, thereby supporting the implementation of this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The promotion of economic development through the policy is reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>
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 policy encourages development at sites which are accessible to services, employment and shops and allows an increased density of development at sites accessible to high quality public transport provision. The effect of the policy is to help promote the regeneration of borough's towns, increasing opportunities for employment and new housing, helping to tackle social deprivation. The policy also assists rural areas with support for proportionate development. The implementation of the policy promotes sustainable living through the direction of land uses and priority given to walking and cycling. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Promoting of walking and cycling through the location, land use, type, form and layout of developments and their connectivity to existing walking and cycling infrastructure.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>

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Policy SP11: Transport and Connectivity		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes investment in the towns of Pendle by encouraging development at sites which are accessible to services, employment and shops and allows an increased density of development at sites accessible to high quality public transport provision. The policy will help to increase opportunities for employment and new housing for existing residents, helping to tackle social deprivation. The policy also assists rural areas with support for proportionate development. The implementation of the policy promotes sustainable living through the direction of land uses and priority given to walking and cycling. The policy also seeks to promote and protect highway safety issues through the development process. This aids health and wellbeing interests of residents. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Promoting of walking and cycling through the location, land use, type, form and layout of developments and their connectivity to existing walking and cycling infrastructure.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>

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Policy SP11: Transport and Connectivity		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development at sites which are accessible to services, employment and shops and allows an increased density of development at sites accessible to high quality public transport provision. The effect of the policy will help to reduce the need to travel and align land use and infrastructure to provide for sustainable and proportionate development. The policy promotes walking and cycling in new development and seeks to ensure that highway capacity and safety is not put at risk as a result of development proposals. A significant positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A significant positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Promoting of walking and cycling through the location, land use, type, form and layout of developments and their connectivity to existing walking and cycling infrastructure. Requirement for travel plan and transport assessment information as necessary. Conditions to secure safe access into a site for all road users. Requirement for off-site contributions as justified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development at sites which are accessible to services, employment and shops and allows an increased density of development at sites accessible to high quality public transport provision. The effect of the policy is to help promote the regeneration of the borough's towns, increasing opportunities for employment and new housing, helping to tackle social deprivation. This makes efficient use of land to meet development needs, protecting soils and reducing the need for greenfield development. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Direction of development to existing towns.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>

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Policy SP11: Transport and Connectivity		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>The policy has a limited relationship to this objective and is assessed to have a negligible effect over the plan period.</p> <p><u>Trend</u></p> <p>Negligible effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Not assessed</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The promotion of development towards accessible locations and in particular along high quality transport corridors will help to safeguard undeveloped areas from loss to development. This will help to retain natural landscapes and features which may positively contribute to minimising flood risk and slowing or absorbing surface water flow. Urban areas are however not immune from flood risk and sites promoted by the policy could be affected by flooding or drainage concerns. The policy does not force the development of these sites and their suitability will be determined by wider policies of the plan. Overall taking into account the above, the policy is assessed to have a minor positive effect for this objective.</p> <p><u>Trend</u></p> <p>Negligible effects over the plan period.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Direction of development to existing towns. Retention of natural drainage features within development sites. Avoidance of vulnerable development types within areas affected by Flood Zone 2/3 or at a high risk of flooding from surface water or ground water.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>

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Policy SP11: Transport and Connectivity		
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development at sites which are accessible to services, employment and shops and allows an increased density of development at sites accessible to high quality public transport provision. The effect of the policy will help to reduce the need to travel and align land use and infrastructure to provide for sustainable and proportionate development. The policy promotes walking and cycling in new development thereby encouraging a modal shift. The policy will help to improve air quality. As a result a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Promoting of walking and cycling through the location, land use, type, form and layout of developments and their connectivity to existing walking and cycling infrastructure. Requirement for travel plan and transport assessment information as necessary. Requirement for off-site contributions as justified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known. People may continue to travel by car regardless of a sites accessibility to local services, goods and sources of employment.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages development at sites which are accessible to services, employment and shops and allows an increased density of development at sites accessible to high quality public transport provision. The effect of the policy will help to reduce the need to travel and align land use and infrastructure to provide for sustainable and proportionate development. The policy promotes walking and cycling in new development thereby encouraging a modal shift. The policy will help remove car trips and reduce emissions caused by car travel helping to reduce overall greenhouse gas emissions in accordance with UK and local targets. As a result a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Promoting of walking and cycling through the location, land use, type, form and layout of developments and their connectivity to existing walking and cycling infrastructure. Requirement for travel plan and transport assessment information as necessary. Requirement for off-site contributions as justified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

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Policy SP11: Transport and Connectivity		
		The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known. People may continue to travel by car regardless of a sites accessibility to local services, goods and sources of employment.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p>Likely Significant Effects</p> <p>The promotion of development towards accessible locations and in particular along high quality transport corridors will help to safeguard natural minerals and help to promote the reuse of existing land. This will help to retain natural landscapes and features for the longer term. Overall the policy is assessed to have a minor positive effect for this objective.</p> <p>Trend</p> <p>Negligible effects over the plan period.</p> <p>Term</p> <p>A minor positive effect from the medium term.</p> <p>Mitigation</p> <p>Direction of development to existing towns.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p>Likely Significant Effects</p> <p>The promotion of development towards accessible locations, and in particular along high quality transport corridors, will help to safeguard undeveloped areas from loss to development. This will help to retain natural landscapes and features which are valuable to wildlife and wider biodiversity, and which may make a positive contribution to the borough's green infrastructure network. Overall the policy is assessed to have a minor positive effect for this objective.</p> <p>Trend</p> <p>Negligible effects over the plan period.</p> <p>Term</p> <p>A minor positive effect from the medium term.</p> <p>Mitigation</p> <p>Direction of development to existing towns.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The implementation of the policy is somewhat reliant on windfall development. The scale, timing and location of these developments, and contribution made is not known.</p>

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Policy SP11: Transport and Connectivity		
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The direction of development towards sustainable and accessible locations and encouragement of increased density along high quality transport routes will have an uncertain effect on this objective. The effect caused (and potential for harm) is dependent on site specific considerations including the detailed design of the proposal, the significance of the asset and contribution made by the proposal site. These are largely not known until a planning application is submitted and proposals are determined through the planning application process. This is due to the fact that the historic assets of the borough are found throughout the borough with clusters found in urban areas.</p> <p><u>Term</u></p> <p>Uncertain over the plan period. To be assessed through the planning application process.</p> <p><u>Mitigation</u></p> <p>Modifications may be required to design, appearance, layout or even site capacity in response to a finding of harm.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relates to windfall development and therefore the timing, scale, type and locations of proposals likely to come forward in compliance with policy requirements are not yet known.</p>
14. To conserve and enhance landscape character and townscapes.	?	<p><u>Likely Significant Effects</u></p> <p>The direction of development to sustainable and accessible locations and encouragement of increased density along high quality transport routes will have an uncertain effect on this objective. The effect caused (and potential for harm) is dependent on site specific considerations including the detailed design of the proposal, and its wider effects on urban, and as relevant natural, environment. These are largely not known until a planning application is submitted and proposals are determined through the planning application process.</p> <p><u>Term</u></p> <p>Uncertain over the plan period. To be assessed through the planning application process.</p> <p><u>Mitigation</u></p> <p>Modifications may be required to design, appearance, layout or even site capacity in response to a finding of harm.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relates to windfall development and therefore the timing, scale, type and locations of proposals likely to come forward in compliance with policy requirements are not yet known.</p>

Appendix 3: Appraisal of Policy Options

Policy SP12: Infrastructure and Development		
<p>Preferred Option Policy Summary</p> <p>The preferred approach seeks to ensure that new development is sustainable in terms of its effects and requirements for infrastructure. The policy reflects the national planning policy position as set out in Paragraphs 54-57 of the 2021 NPPF.</p> <p>Preferred Option Policy Appraisal</p> <p>The policy ensures that there is sufficient infrastructure in place to support and secure the delivery of sustainable development. Developer contributions are required of the policy to make a development proposal approach and where planning obligation tests are met. The policy seeks to support the achievement of balanced net gains for society, the environment, and economy. The policy will help deliver required housing and employment. It will help secure sustainable communities, assist in the promotion of health and wellbeing, and will allow benefits of development such as the delivery of key infrastructure, affordable housing, open space, addressing climate change, and biodiversity areas to be secured. The policy scores positively across all or most SA objectives.</p> <p>Alternative Options</p> <p>The policy reflects the NPPF position and is necessary to secure sustainable development. As a result it is not considered that there are any reasonable alternatives to this policy approach. No reasonable alternative is therefore assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The policy will secure the affordable housing requirements of the Local Plan in accordance with Policy DM23 helping to respond to the assessed housing needs of the Borough as defined through the Local Plan Housing Needs Assessment (Iceni Projects, 2023). The policy also seeks to ensure that adequate infrastructure is provided to support developments, sought fairly and proportionately to the size, scale and location of the development, thereby promoting housing delivery in the wider Borough, as development is not burdened by increased undue cost.</p> <p>Term</p> <p>Permanent positive effect from adoption.</p> <p>Mitigation</p> <p>Contributions secured through s.106 agreements</p> <p>Assumptions</p> <p>Affordable housing is delivered in accordance with policy. Infrastructure requirements meets CIL tests. The requirement for new infrastructure/other contributions does not adversely affect housing policy objectives.</p> <p>Uncertainties</p> <p>Needs alter through the plan period. The market alters through the plan period changing the feasibility to meet obligation requirements. Medium risk.</p>

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Policy SP12: Infrastructure and Development		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>Affordable housing provided through this policy aids the local economy by providing a local skilled workforce within easy access. Infrastructure works supports jobs in the local economy, and promotes economic growth with enhanced infrastructure links.</p> <p><u>Term</u></p> <p>Permanent positive effect from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Infrastructure gained through new development benefits wider areas than just the development. The requirement for new infrastructure/other contributions does not adversely affect employment policy objectives.</p> <p><u>Uncertainties</u></p> <p>Scale, timescales, and nature of development. Market/Demand shifts affecting viability/need for infrastructure. Medium risk.</p>
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 policy seeks to ensure that the accessibility and quality of key services, facilities and infrastructure required for sustainable communities is safeguarded and enhanced through new development. Such infrastructure works can form part of and be a catalyst for urban regeneration helping to reduce levels of deprivation and support rural communities. This may be planned where gain from allocated development and provided in accordance with the Infrastructure Delivery Plan and/or Neighbourhood Plans.</p> <p><u>Term</u></p> <p>Permanent positive effect from adoption of the plan and through its implementation in decision making.</p> <p><u>Mitigation</u></p> <p>Monies/direct infrastructure gained through new development</p> <p><u>Assumptions</u></p> <p>Development comes forward in accordance with the development plan. Large scale infrastructure may be also reliant on third party funding/implementation. Requirement for multi-agency working/collaboration.</p> <p><u>Uncertainties</u></p> <p>Finance – Viability/Funding. Timescales. Subject to negotiation. Reliance on third parties. Unplanned development resulting in increased/redirected infrastructure needs. Medium risk.</p>

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Policy SP12: Infrastructure and Development		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy has potential to promote healthy lifestyles and improve well-being through promoting access to affordable housing, delivery of new infrastructure such as footpath, cycling links, recreational facilities, and improved access to health care facilities. The implementation of the policy forms a key response to addressing the identified health inequalities within the Borough.</p> <p><u>Term</u></p> <p>Permanent positive effect from adoption and through its implementation through decision making.</p> <p><u>Mitigation</u></p> <p>Third party delivery and funding – i.e. Central Govt investment/incentives</p> <p><u>Assumptions</u></p> <p>That the requirement for contributions is adequately managed through the development management process.</p> <p><u>Uncertainties</u></p> <p>The level of investment in community facilities and services that may be stimulated by new development is uncertain and will in part be dependent on individual development through the planning application process and viability of developments. Medium risk.</p>

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Policy SP12: Infrastructure and Development		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy would provide the opportunity to increase financial contributions towards sustainable transport projects enabling the delivery of the Infrastructure Delivery Plan and aligned to the site specific requirements of Policy AL01 and AL02. Whilst generally speaking development may increase the amount of traffic in the vicinity, this policy will provide the opportunity to secure investment in the transport infrastructure network to mitigate congestion.</p> <p><u>Term</u></p> <p>Permanent positive effect from adoption.</p> <p><u>Mitigation</u></p> <p>Allocation of Sites to meet identified needs in sustainable locations with the infrastructure necessary to promote the use of non-car modes to travel.</p> <p><u>Assumptions</u></p> <p>Promoted sites have readily available means of reducing the reliance on cars, and viable with measures to do so.</p> <p><u>Uncertainties</u></p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Technology changes. The severity of climate change and impact this has on planning and infrastructure requirements. Medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	?	<p><u>Likely Significant Effects</u></p> <p>The policy may challenge the deliverability of this strategy policy objective. It is however unclear to what degree or effect this would be and is likely to be a site by site, development by development issue.</p> <p><u>Term</u></p> <p>Short to medium uncertainty. Policy departure from requirements where justified by site specific viability balanced against the wider benefits of the scheme. Viability position may change. Third party funding may encourage and enable investment. This will vary site by site depending on the scale, location and type of development proposed.</p> <p><u>Mitigation</u></p> <p>Development management process negotiation may provide alternative means to provide the required infrastructure should viability be challenged by contribution requirements.</p> <p><u>Assumptions</u></p> <p>Viability is low in the M65 corridor</p> <p><u>Uncertainties</u></p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. Pressure to develop Greenfield sites. Medium risk.</p>

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Policy SP12: Infrastructure and Development		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy will secure enhancements to water infrastructure where this is required. Consultation undertaken with statutory providers of water infrastructure in the plan preparation process thus far shows that the Plan can be accommodated by existing/planned infrastructure, however longer term capacity pressures are identified within UU and Yorkshire Water publications. The effect and availability of water infrastructure will again be determined at the planning application stage as secured in site specific policy.</p> <p><u>Term</u></p> <p>Permanent positive effect from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Engagement to date has been accurate and illustrates no further needs not already programmed.</p> <p><u>Uncertainties</u></p> <p>Infrastructure requirements alter. Further evidence shows an increased level of need. Planned programme timescale slip and not delivered to meet the needs of committed development. Low-medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>Where relevant the policy will be used to secure enhancements to flood defences affecting the site and/or affected by the development. This will vary on a site by site basis in accordance with site specific policy and through the DM process.</p> <p><u>Term</u></p> <p>Permanent positive effect from adoption – though variable depending on success of implemented scheme.</p> <p><u>Mitigation</u></p> <p>Monies raised from the development or onsite provision (depending where relevant).</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Subject to site specific modelling. Low risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>New/improved facilities provided through the policy may enhance accessibility via non-polluting modes of travel. Improvements to cycling and pedestrian and public transport infrastructure will also promote modal shift providing a continued reduction in emissions from the Borough. Replacement facilities will be built to a more efficiency and sustainable design than predecessors. Travel Plan monitoring and contributions will implement sustainability measures proposed at major developments.</p> <p><u>Term</u></p> <p>Short-medium term benefit during travel plan monitoring years and during years where public transport travel may be supported by development. Longer term effects likely where new infrastructure is provided such as shops, community services etc.</p>

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Policy SP12: Infrastructure and Development		
		<p><u>Mitigation</u> Travel vouchers. Bike Storage. Electric charging points, car sharing.</p> <p><u>Assumptions</u> It is assumed that air quality and sustainable travel have been duly considered through the development management process.</p> <p><u>Uncertainties</u> Securing daily and regular use. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> Infrastructure contributions can help to reduce the need to travel, promote sustainable modes of transport, and increase the role of and reliance on renewables. For example construction and build standards, development/enhancement of daily essential infrastructure, development at/investment in public transport, promotion of walking and cycling. Infrastructure renewable energy and transport. The policy will help secure ambitions to reduce greenhouse gas emissions continuing trends, and secure developments which use less energy.</p> <p><u>Term</u> Short, medium and long term benefits. The scale and extent of this will vary depending on site specific circumstance including scale, type and location of development.</p> <p><u>Mitigation</u> Appropriate mitigation measures are proposed in the Local Plan policies</p> <p><u>Assumptions</u> It is assumed that low carbon design measures have been duly considered through the planning application process.</p> <p><u>Uncertainties</u> Technology changes. Changes in national planning policy. Viability. Maintenance and delivery. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> Contributions may be required to facilitate or enhance waste recycling collection and/or process if deemed relevant and necessary through new development which will assist in achieving ambitions to increase the amount of recycled material collected in the Borough. There is limited connection to mineral resources.</p> <p><u>Term</u> Likely permanent positive effects from the medium to long term as the policy takes effect on new developments.</p> <p><u>Mitigation</u> None</p> <p><u>Assumptions</u> Suitable means of storage and collection provided for through the development.</p> <p><u>Uncertainties</u> None. Low risk.</p>

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Policy SP12: Infrastructure and Development		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will be used to secure mandatory biodiversity net gains and other enhancements where required and justified. This will help to expand the green infrastructure assets of the Borough in response to the green infrastructure strategy, and help protect and enhance wildlife and habitats. The extent of the benefit provided will depend on the type, scale and location of the proposal and the considered impact on biodiversity, and means available (or practical) to secure this on site (in lieu of this an off-site contribution will be required).</p> <p><u>Term</u></p> <p>Benefits of the policy are only likely to arise in the medium to long term as measures mature and integrate into the wider environment.</p> <p><u>Mitigation</u></p> <p>New habitat areas, landscaped areas, open space, SuDs, Habitat features and safeguarding areas in new buildings. Effective management regime needed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success of new habitats. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has been assessed to have a negligible effect on the achievement of the objective.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low risk.</p>
14. To conserve and enhance landscape character and townscapes.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has been assessed to have a negligible effect on the achievement of the objective.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

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Policy SP12: Infrastructure and Development		
		Low risk.

Policy DM01: Climate Resilience		
<p>Preferred Option Policy Summary</p> <p>The preferred approach sets out how applicants should seek to adapt their proposals in response to and to address the effects of climate change providing developments (and communities) which are resilient to its effects. The policy adopts wide ranging methods to achieve this linking with other strategic and non-strategic policy. This includes the location of development in relation to existing services, employment and shops to reduce the need to travel by car; protection to existing natural landscapes which make a positive contribution to mitigating the effects of climate change including flood risk and drainage; design measures to reduce the effects of development on climate change such as the use of energy saving materials and promotion of non-car modes of transport; design measures which seek to respond and soften the effects of climate change on development such as advice regarding the layout and orientation of development, the use of landscaping and vegetation to provide breaks in development; and Design measures which seek to increase the resilience of communities against the effects of climate change such as water saving methods, natural water storage and drainage methods, finished floor levels and community allotments.</p> <p>Preferred Option Policy Appraisal</p> <p>The policy has benefits for most of the SA objectives tested. Significant benefits are found in relation to climate change, air quality, ecology, securing the effective use of materials, and mitigating flood risk SA objectives. The policy achieves these benefits through multiple actions, requiring specific responses of applicants. These cover a wide range of matters including: the scale and location of development; its effects on the wider natural environment; its effects on and response to managing flood risk and surface water; the layout, form, density and orientation of development and interaction with neighbouring land uses and ecological networks and response to make to mitigating the effects of climate change; design methods to reduce energy usage and the carbon footprint of developments; and measures to promote walking and cycling. As a result the policy has clear benefits in promoting environmental quality, urban quality, health and wellbeing, sustainable transport modes, and making effective use of land with positive effects recorded for these SA objectives. Mixed effects are assessed for housing, employment and regeneration objectives, recognising the benefits that the policy will have in enhancing the quality of development brought forward over the plan period but also the potential constraint to the delivery of development with certain locations rendered unsuitable for development; loss of developable area in response to the requirements of policy; and the effect of policy requirements on viability, resulting in a limited financial scope to respond to broader policy requirements and needs.</p> <p>Alternative Options</p> <p>The policy sets out measures to reduce the impacts of development on greenhouse gas emissions and the wider natural environment, and measures to respond to the effects of climate change to ensure the resilience of communities (and its urban and natural environment). In this regard the policy is considered to be responsive to requirements of the NPPF in relation to climate change. The policy sets a framework for decision making noting the diversity of development proposals which are likely to come forward during the plan period and the way in which climate change affects these. A more rigid approach would not therefore be suitable and would not be practical at securing a meaningful response to this issue. As a result no alternative to this policy approach has been assessed through this sustainability appraisal.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+/-	<p>Likely Significant Effects</p> <p>The proposal could affect the locations at which the development of housing may be considered suitable in accordance with policy requirements. Responding to the policy may affect overall site capacity. Notwithstanding this, it is considered that the development requirements of the plan can be achieved in full in accordance with the proposed spatial strategy. The proposals requirements will provide communities which are resilient to the effects of climate change with measures delivering this improving the quality of homes provided over the plan period. Taking this into account, it is concluded that the policy will have a mixed effect on this SA objective.</p> <p>Term</p> <p>Mixed effects over the plan period.</p>

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Policy DM01: Climate Resilience		
		<p><u>Mitigation</u> Development is directed to locations which are assessable to existing services and facilities and help to reduce to the need to travel. Development makes best use of land accounting for natural processes and the role these serve for the wider community. Development should be resilient in terms of their location, form, layout and materials to the effects of climate change. Proposals should adopt the highest build standards as feasible and viable.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+/-	<p><u>Likely Significant Effects</u> The proposal could affect the locations at which the development of employment land uses may be considered suitable in accordance with policy requirements. Responding to the policy may affect overall site capacity. Notwithstanding this, it is considered that the development requirements of the plan can be achieved in full in accordance with the proposed spatial strategy. The proposals requirements will provide communities which are resilient to the effects of climate change with measures delivering this improving the quality of employment developments provided over the plan period. Taking this into account, it is concluded that the policy will have a mixed effect on this SA objective.</p> <p><u>Term</u> Mixed effects over the plan period.</p> <p><u>Mitigation</u> Development is directed to locations which are assessable to existing services and facilities and help to reduce to the need to travel. Development makes best use of land accounting for natural processes and the role these serve for the wider community. Development should be resilient in terms of their location, form, layout and materials to the effects of climate change. Proposals should adopt the highest build standards as feasible and viable.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>

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Policy DM01: Climate Resilience		
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 proposal could affect the locations at which development may be considered suitable in accordance with policy requirements. This may reduce opportunities for regeneration and their wider benefits for the surrounding community. Responding to the policy may affect overall site capacity and viability of development reducing their effectiveness in meeting specific needs which are responsive to matters of deprivation. The implementation of the policy's requirements will provide communities which are resilient to the effects of climate change with measures delivering this improving the quality of development provided over the plan period. This will benefit the sustainability of communities, supporting the health and wellbeing of residents. Taking this into account, it is concluded that the policy will have a mixed effect on this SA objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development is directed to locations which are assessable to existing services and facilities and help to reduce to the need to travel. Development makes best use of land accounting for natural processes and the role these serve for the wider community. Development should be resilient in terms of their location, form, layout and materials to the effects of climate change. Proposals should adopt the highest build standards as feasible and viable.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>

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Policy DM01: Climate Resilience		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of the policy's requirements will provide communities which are resilient to the effects of climate change with measures delivering this improving the quality of development provided over the plan period. The policy seeks to secure the health interests of residents through developments. It safeguards natural features which are important to health, and helps promote a layout, form and layout with helps deliver health benefits. Taking this into account, it is concluded that the policy will have a minor positive effect on this SA objective.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development is directed to locations which are assessable to existing services and facilities and help to reduce to the need to travel. Development makes best use of land accounting for natural processes and the role these serve for the wider community. Development should be resilient in terms of their location, form, layout and materials to the effects of climate change. Proposals should adopt the highest build standards as feasible and viable.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports this policy objective by seeking development proposals which are accessible to existing services, shops and sources of employment to reduce the need to travel. The policy further promotes green travel options such as electric vehicle charging infrastructure and bicycle storage.</p> <p><u>Term</u></p> <p>A minor positive effect is assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Securing development which is accessible to existing services and facilities, and which promotes walking and cycling by its location, layout and connectivity. Sites should provide electric charging infrastructure to assist with the role out of electric cars reducing greenhouse gas emissions from transport. Travel plan measures should promote sustainable modes of transport, including the provision of bicycle storage facilities, and the provision of public transport improvements where necessary.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk). The policy may reduce areas of the borough which may be considered suitable for development (low risk).</p>

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Policy DM01: Climate Resilience		
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that land is used effectively in responding to the effects of climate change and adaptations to these effects to provide resilient communities. This includes detailed design measures such as the layout and orientation of existing buildings to reduce energy uses and exposure to extreme weather events, the role and use of planting to respond to climate change events, drainage system functionality, and inclusion of allotments to promote community food growing.</p> <p><u>Term</u></p> <p>A minor positive effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Careful and effective use of land. Development should be resilient in terms of their location, form, layout and materials to the effects of climate change. Proposals should adopt the highest build standards as feasible and viable.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to protect the natural environment from damage or pollution, enhancing these as possible. It seeks to adopt design measures which aim to reduce water usage and recycle rainfall for domestic purposes. The policy is therefore supportive of this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Measures to promote efficient use of water such as adoption of measures set out in Part G of Building Regulations, and design responses to capture rainwater for its reuse.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	++	<p><u>Likely Significant Effects</u></p> <p>The proposal seeks to ensure that developments and the wider borough is resilient to the effects of climate change and in particular flood risk. This is achieved through a combination of measures including; the protection of environments which contribute to the mitigation of flood risk, measures to recycle rainwater, the promotion of SUDs and role of planting in the capture of rainwater and securing a reduction in surface water flow; Adoption of specific design measures to reduce the potential for properties to be flooded in exceptional weather events.</p> <p><u>Term</u></p>

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Policy DM01: Climate Resilience		
		<p>A significant positive effect is assessed for the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of holistic plan measures to address and manage flood risk and surface water flow through a new development. Pre-application discussions regarding surface water drainage requirements and responses are recommended with the Lead Local Flood Authority.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Adoption of measures to address and manage flood risk and surface water flow is likely to affect developable area and potentially development viability. Preferred means of drainage (SuDs) may not always be suitable depending on ground conditions. Medium Risk.</p>
9. To improve air quality.	++	<p><u>Likely Significant Effects</u></p> <p>The policy supports this policy objective by seeking development proposals which are accessible to existing services, shops and sources of employment to reduce the need to travel. The policy promotes green travel options such as electric vehicle charging infrastructure and bicycle storage. The policy encourages measures to enhance air quality on a site level including the role of planting and open space.</p> <p><u>Term</u></p> <p>A significant positive effect is assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Securing development which is accessible to existing services and facilities, and which promotes walking and cycling by its location, layout and connectivity. Sites should provide electric charging infrastructure to assist with the role out of electric cars reducing greenhouse gas emissions from transport. Travel plan measures should promote sustainable modes of transport, including the provision of bicycle storage facilities, and the provision of public transport improvements where necessary. Proposals should contain a network of greenspaces including street trees, and connect to wider green infrastructure and natural features.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk). The policy may reduce areas of the borough which may be considered suitable for development (low risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	<p><u>Likely Significant Effects</u></p> <p>The policy forms a core response of the Local Plan to this SA Objective. This is supported by directing development proposals so that they are accessible to existing services, shops and sources of employment to reduce the need to travel. The policy promotes green travel options such as electric vehicle charging infrastructure and bicycle storage. The policy encourages measures to enhance air quality on a site level including the role of planting and open space. This together with design measures relating to the built environment will help to reduce the effects of extreme weather events on the occupiers of sites and wildlife. The policy promotes communities which are self-sufficient with community food growing, helping to reduce the use of resources. The proposal seeks to provide buildings constructed to the highest standard minimising their energy requirements and using sustainable construction</p>

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Policy DM01: Climate Resilience		
		<p>methods. It seeks to protect and enhance natural environmental features which contribute to mitigating the effects of climate change. It promotes the use of natural features in addressing and responding to flood risk and the management of surface water drainage.</p> <p><u>Term</u> A significant positive effect is assessed for this objective.</p> <p><u>Mitigation</u> Securing development which is accessible to existing services and facilities, and which promotes walking and cycling by its location, layout and connectivity. Sites should provide electric charging infrastructure to assist with the role out of electric cars reducing greenhouse gas emissions from transport. Travel plan measures should promote sustainable modes of transport, including the provision of bicycle storage facilities, and the provision of public transport improvements where necessary. Proposals should contain a network of greenspaces including street trees, and connect to wider green infrastructure and natural features.</p> <p><u>Assumptions</u> Not assessed.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk). The policy may reduce areas of the borough which may be considered suitable for development (low risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	<p><u>Likely Significant Effects</u> The policy seeks to promote the efficiency and sustainability of developments through the materials used and the role these materials have in reducing energy usage and greenhouse gas emissions associated with a development and its operation. The policy promotes sustainable materials which are supportive of this policy aims, seeking to recycle materials and buildings as possible, and ensuring that the whole lifecycle of buildings and their materials are considered and planned for from development conception, helping to minimise waste and the impacts of development on the wider environment. It promotes sustainable processes which minimise consumption of greenhouse gases and other non-renewable to support the operation of developments.</p> <p><u>Term</u> Significant positive effects over the plan period.</p> <p><u>Mitigation</u> Adoption of energy efficiency standards and high quality energy saving materials. A planned approach to the lifecycle of a development to ensure its sustainability over the duration of its use and beyond.</p> <p><u>Assumptions</u> Not assessed.</p> <p><u>Uncertainties</u> The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>

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Policy DM01: Climate Resilience		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>The implementation of the policy has benefits for wildlife and the natural environment as the natural resources of Pendle are safeguarded, and the effects of the operations of development are reduced. The policy seeks to increase opportunities for environmental enhancements through developments as part of their response to climate change, this in turn provides benefits for wildlife and assists in achieving improvements to biodiversity over the plan period. The policy also helps to minimise waste caused from development operations, and seeks to recycle materials and buildings as possible, reducing the potential for adverse effects for the natural environment. Taking into account the multiple benefits of the implementation of the policy for environmental objectives, a significant positive effect is assessed.</p> <p><u>Term</u></p> <p>A significant positive effect for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Guiding the location, form and type of renewable developments so it does not compromise the integrity of the natural environment, habitats, protected species and green infrastructure. Adoption of higher energy efficiency performance standards to reduce energy usage and associated pollution.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk). The policy may also constrain opportunities for renewable energy developments (low-medium risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has limited direct relationship to this SA objective and so its effects are assessed to be negligible.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to safeguard and where possible restore natural features which are likely to make a positive contribution to the landscape quality and character of Pendle. The policy also seeks to encourage the retention of natural features which contribute to biodiversity and alleviating flood risk and managing surface water, and seeks to secure developments which provide for a greening of the urban environment with potential benefits in reducing the effect of development on existing landscapes and townscapes, assisting with the integration of development, and at edge of settlement locations, transition from urban to rural.</p>

Appendix 3: Appraisal of Policy Options

Policy DM01: Climate Resilience		
		<p><u>Term</u> Minor positive effects over the plan period.</p> <p><u>Mitigation</u> Careful design, layout and massing of development and integration of open spaces and vegetation to limit effects caused by development on landscapes and townscapes. Safeguarding and protecting natural features which contribute positively towards landscape and townscape quality.</p> <p><u>Assumptions</u> Not assessed.</p> <p><u>Uncertainties</u> The policy is likely to reduce the developable area of proposals and may affect development viability (low-medium risk).</p>
Policy DM02: Flood Risk		
<p><u>Preferred Option Policy Summary</u> The preferred approach sets out the Local Plan's requirements for proposals which address flood risk and surface water drainage. It confirms the approach to be taken determining the effects of development proposals on flood risk, their role within the flood plain, their suitability for development, their requirements for surface water drainage, and response to these issues, providing a clear policy indication of the responses required of applicants to each of these matters. The policy maintains a key role in ensuring that developments and wider communities are resilient to flood risk taking into account the effects of climate change, and that development proposals do not adversely affect the water environment.</p> <p><u>Preferred Option Policy Appraisal</u> The policy's most significant benefits are for objectives that manage flood risk and surface water, and maintain water quality and supply given the critical role provided by the policy in managing and responding to these issues effectively in response to national planning policy requirements, advice and guidance from the Lead Local Flood Authority, and taking into account the effects of climate change. The policy is therefore important to safeguarding communities and securing their resilience to climate change and as such has a significant positive effect for this objective. Broader benefits of the policy include benefits for biodiversity, in recognition that water environments, the quality of water environments, and the integrity of water environments have for wildlife and habitats. This also benefits health and wellbeing noting the important role that access to water and water environments can have in supporting this SA objective and the significant impact that flooding can have on individuals, households, and communities. The water environment contributes positively to air quality, and the policy's protection towards these environments. Water environments also contribute positively to the quality of the landscape. Protections and enhancements sought by the policy to water environment will therefore support the achievement of this objective. Mixed effects are noted in the policy's role in promoting regeneration and sustainable communities. The policy has benefits in protecting the resilience of communities from the effects of climate change and during flooding events, but the policy has the potential to constrain redevelopment opportunities within urban areas due to their role within the flood plain. Minor adverse effects are assessed for housing and economic objectives on a similar basis, however it is noted that it is anticipated that the housing and employment needs of the borough can be met without conflict to the strategic approach set by the policy.</p> <p><u>Alternative Options</u> The policy reflects the NPPF position regarding the approach to be taken towards development in relation to flooding and drainage. This is an area which has been subject to recent shifts in policy recognising its importance in maintaining sustainable communities notwithstanding the effects of climate change. The protections and requirements of the policy is responsive to these shifts and is reflective of duty to cooperate discussions, advice and guidance provided by the Lead Local Flood Authority. The policy therefore fulfils an important role in ensuring that developments and wider communities are resilient to flood risk with surface water flood adequately and is effectively managements, providing sustainable communities during the plan period. No alternative approach is considered suitable against this context. No alternative approach has therefore been assessed.</p>		

Appendix 3: Appraisal of Policy Options

Policy DM02: Flood Risk		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	-	<p><u>Likely Significant Effects</u></p> <p>The proposal has the potential constrain the delivery of housing during the plan period. This may be due to policy requirements which seeks to ensure that development does not take place in parts of the borough which are subject to a high risk of flooding and requirements for surface water management which may reduce site capacity or development form. Notwithstanding this, it is anticipated that the borough's housing requirement can be achieved in full at suitable and deliverable sites over the plan period (see 2023, SHLAA findings). Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sites subject to Phase 2 SFRA may not be developable for housing in flood risk terms (moderate risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	<p><u>Likely Significant Effects</u></p> <p>The proposal has the potential constrain the delivery of employment uses during the plan period. This may be due to policy requirements which seeks to ensure that development does not take place in parts of the borough which are subject to a high risk of flooding and requirements for surface water management which may reduce site capacity or development form. Notwithstanding this, it is anticipated that the borough's housing requirement can be achieved in full at suitable and deliverable sites over the plan period (see 2023, SHLAA findings). Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Identification of sufficient opportunity for development in the plan area to respond to employment land requirements over the plan period.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sites subject to Phase 2 SFRA may not be developable for housing in flood risk terms (moderate risk).</p>

Appendix 3: Appraisal of Policy Options

Policy DM02: Flood Risk		
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 proposal has the potential to constrain the redevelopment of sites which would benefit regeneration objectives and help tackle deprivation in existing communities. A reduction in capacity or design responses required to manage flood risk and surface water drainage could affect the viability and deliverability of redevelopment opportunities depending on site specific context. The policy will also help safeguard communities from flood risk, helping to maintain their resilience from the effects of climate change and promote sustainable living. The effects of the policy on this objective are therefore mixed, and the degree to which the policy is positive or negative is likely to be determined over the duration of the plan period. Taking the above into account the policy is assessed to have a mixed effect on this objective.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping, and scope for measures to response to flood risk (on or off-site).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Adopting flood risk measures is likely to affect site capacity and viability (low-medium risk)</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The proposal has the potential to constrain the redevelopment of sites which would benefit the regeneration and help tackle deprivation in existing communities. A reduction in capacity or design responses required to manage flood risk and surface water drainage could affect the viability and deliverability of redevelopment opportunities depending on site specific context. The policy will also help safeguard communities from flood risk, helping to maintain their resilience from the effects of climate change and promote sustainable living. The implementation of SUDs measures as prioritised by the policy has the potential to benefit environmental quality, and could fulfil a multi-functional role depending on their wider suitability. The policy maintains and helps to promote the enhancement of the water environment, safeguarding the role this provides in maintaining the health and wellbeing of adjacent communities. Overall the policy is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Type of development, scale, layout, form and massing. Use of materials, open space and landscaping, and scope for measures to response to flood risk. Scope for drainage measures to function in response to wider issues such as biodiversity, open space, and mitigating climate change effects (such as reducing the impact of weather extremes).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Adopting flood risk measures is likely to affect site capacity and viability (low-medium risk)</p>

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Policy DM02: Flood Risk		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>The policy does not direct development, however may constrain its delivery in specific locations. Other policies of the plan are more important in setting out the overall location of development and how it affects travel. A negligible effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy may constrain development in certain places affecting the type and intensity of uses permitted owing to the risk of flooding posed, functionality as part of the flood plain, or role/need for drainage infrastructure. The degree to which this affects the objective to secure the efficient use of land is not clear at this point in time. Notwithstanding this, it is anticipated that the development needs of the plan area can be accommodated in accordance with strategy policy directions. Areas of sites which cannot be developed will nevertheless make an important contribution to the flood plain and contribute to resilience of communities. Drainage water management measures can have multi-functionality with benefits for biodiversity, air quality, open space and recreation, and the visual qualities of the development meaning that this land continues to fulfil an important function as part of a well-rounded development despite not being uses for active land uses.</p> <p><u>Term</u></p> <p>Largely minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Flood prone areas of sites to be avoided and natural features contributing to the management of flood risk maintained.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM02: Flood Risk		
7. To conserve and enhance water quality and resources	++	<p><u>Likely Significant Effects</u></p> <p>The policy strongly contributes to the achievement of this SA objective. The policy seeks to ensure that applicants take into account and address issues of flooding and surface water management, in the selection of sites for proposals and early on in the design process. This approach ensures that flood risk is properly understood and planned for through submitted proposals, with natural measures of flood water storage and drainage preferred noting their enhanced benefits in dealing with flood water effectively without putting at risk wider land uses and future site occupiers, and connected benefits these have for biodiversity and climate change etc. The policy also promotes the quality of and seeks to restore the water environment. This benefits water quality and supply in the borough, with wider connected benefits for health, wildlife, air quality and climate change.</p> <p><u>Term</u></p> <p>Significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Prevention of pollution of watercourses and promotion of opportunities to restore and enhance watercourses. Development should avoid areas which are prone to flooding and provide sufficient means to manage surface water flow with resulting in an increased risk of flooding on-site or affecting off-site land uses. Adoption of SUDs measures for the management of surface water flow prioritised. Applicants are encouraged to engage with the Lead Local Flood Authority prior to the submission of a planning application to obtain advice about managing surface water flow at a development proposal and the drainage system required.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Natural drainage measures may not always provide a practical response to drainage issues dependent on ground conditions (low-medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	++	<p><u>Likely Significant Effects</u></p> <p>The policy functions strongly to reduce flood risk and manage surface water flow. The policy sets the strategic approach towards developments and the management of flood risk. It seeks to limit the effects of flooding through a carefully and comprehensively planned approach to the location, design, and surface water management. The policy seeks to prioritise the adoption of natural measures of flood water storage and drainage preferred noting their enhanced benefits in dealing with flood water effectively without putting at risk wider land uses and future site occupiers, and connected benefits these have for biodiversity and climate change etc.</p> <p><u>Term</u></p> <p>Significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development should avoid areas which are prone to flooding and provide sufficient means to manage surface water flow with resulting in an increased risk of flooding on-site or affecting off-site land uses. Adoption of SUDs measures for the management of surface water flow prioritised. Applicants are encouraged to engage with the Lead Local Flood Authority prior to the submission of a planning application to obtain advice about managing surface water flow at a development proposal and the drainage system required.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p>

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Policy DM02: Flood Risk		
		<p><u>Uncertainties</u></p> <p>Natural drainage measures may not always provide a practical response to drainage issues dependent on ground conditions (low-medium risk).</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks responses within the design of developments which protect and enhance the aquatic environment. This includes watercourses and the corridors they flow through, and the benefits these often provide for air quality. The policy could help to restore and improve air quality where development proposals include enhancements for a watercourse particularly within an urban setting. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Measures which safeguard water environments from loss or pollution as a result of development. Measures which help to restore the water environment as part of biodiversity net gain measures.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of opportunities for enhancements to be made to the water environment as a result of the proposals of the plan is not fully known.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	<p><u>Likely Significant Effects</u></p> <p>The policy helps to ensure that communities are designed and located so that they are resilient to the effects of climate change. It seeks to limit the effects of flooding through a carefully and comprehensively planned approach to the location, design, and surface water management. The policy seeks to ensure that drainage measures address predicted changes to weather patterns and rainfall resultant from climate change to protect future occupiers and existing residents. Vulnerable land uses are directed away from areas prone from flood risk, with natural means of managing flood risk on sites maintained and restored. The policy seeks to protect the quality of water safeguarding this important resource for communities, wildlife and businesses. The policy seeks to prioritise the adoption of natural measures of flood water storage and drainage preferred noting their enhanced benefits in dealing with flood water effectively without putting at risk wider land uses and future site occupiers, and connected benefits these have for biodiversity and climate change etc.</p> <p><u>Term</u></p> <p>Significant positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development should avoid areas which are prone to flooding and provide sufficient means to manage surface water flow with resulting in an increased risk of flooding on-site or affecting off-site land uses. Prevention of pollution of watercourses. Protection of utility infrastructure. Measures to promote efficient use of water such as adoption of measures set out in Part G of Building Regulations, and design responses to capture rainwater for its reuse.</p> <p><u>Assumptions</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM02: Flood Risk		
		<p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Natural drainage measures may not always provide a practical response to drainage issues dependent on ground conditions (low-medium risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The protections provided by the policy towards water quality and watercourses will help safeguard these natural environments and the value that these have as habitats and corridors for wildlife within the borough. This will help conserve and aid efforts to restore biodiversity in the borough contributing to the fulfilment of the green infrastructure network and Local Nature Recovery Strategy.</p> <p><u>Term</u></p> <p>A positive effect for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Guiding the location, form and type of development permitted so it does not compromise and provides improvements to the water environment. Prevention of pollution of watercourses.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period.</p> <p><u>Mitigation</u></p>

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Policy DM02: Flood Risk		
		<p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to protect, restore and enhance watercourses and areas important to the functionality of the flood plain from inappropriate land uses. This helps to maintain and where possible restore areas of land which contribute positively to the landscape (and sometimes townscape) character of the borough, helping to maintain its special landscape form. The implementation of SuDs and role that these fulfil within the wider green infrastructure network could help to enhance the wider landscape and help to integrate developments into their wider built and natural environments.</p> <p><u>Term</u></p> <p>Minor positive effects for the Plan period</p> <p><u>Mitigation</u></p> <p>Guiding the location, form and type of development permitted so it does not compromise and provides improvements to the water environment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM03: Renewable Heat and Energy
<p><u>Preferred Option Policy Summary</u></p> <p>The policy sets a framework for the determination of proposals for renewable heat and energy. The proposal forms part of the Local Plan's response to the climate emergency and seeks to support the sustainable and sensitive expansion of renewable energy sources within Pendle over the plan period. This is with aim of reducing the reliance of households and businesses within Pendle on non-renewables, helping to reduce greenhouse gas emissions.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy makes a positive contribution to addressing climate change and improving air quality. The effectiveness of the policy is limited by the absence of allocations made and reliance on windfall development. There are positive effects for the economy and social deprivation noting the contribution renewables could make to cost savings for businesses (and residents), and the support increased renewable provision would provide to the energy sector and investment in that sector (supporting jobs). Positive effects are also recorded for making efficient use of land as it often the case that renewable energy generation can take place alongside existing land uses. Mixed effects are assessed for health and wellbeing, noting the positives provided for the economy and reducing household costs, balanced against the possible adverse effects for amenity provided by some forms of renewable energy systems. Uncertain effects are assessed for the impact of the policy on biodiversity, heritage and landscape/townscape, because the degree of which these issues are affected is largely determined by the scale, type, form, and location of the proposal being considered in accordance with policy.</p>

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Policy DM03: Renewable Heat and Energy		
<p>Alternative Options</p> <p>The policy establishes a decision making framework for renewable heat and energy, and forms part of the strategy to reduce greenhouse gas emissions. A decision making framework is unavoidable for most technologies as they are often of limited scale, and are of a bespoke design and solution tailored to the needs of the applicant. Allocations are not currently favoured given that advancements in the renewables area often changes quickly. Furthermore the Council is not aware of any recent commercial proposal for renewable energy in the borough and indeed no land has been made available for this use through the SHLAA. The Council has evidence which demonstrates the parts of the borough which may be viable for commercial wind farms. However these sites sit in highly value and sensitive landscapes of quality and character and are also highly valuable for wildlife. The decision has therefore been made not to allocate specific sites for wind power. Taking this context into account, no alternative has been assessed for this policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has a limited relationship to this objective and is assessed to have a negligible effect over the plan period.</p> <p><u>Trend</u></p> <p>Negligible effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Not assessed</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes the provision of renewable energy sources (either stand alone or as part of a wider development proposal) would support the green energy sector through its implementation as part of development proposals, and could assist with cost savings for businesses in Pendle if implemented. The policy is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect over 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>The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.</p>

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Policy DM03: Renewable Heat and Energy		
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 promotion of renewable energy sources will help support sustainable communities and businesses and promote sustainable living. The approach will allow for energy to be generated on-site at much reduced cost and reduce the reliance on the national grid for energy consumption. This will enhance the resilience of communities and businesses in Pendle to energy price changes or shortfalls. Reduced bills for energy will help to alleviate poverty and reduce deprivation in Pendle.</p> <p><u>Term</u></p> <p>Permanent minor positive effect over 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>The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+/-	<p><u>Likely Significant Effects</u></p> <p>The policy will assist in reducing dependence on non-renewables and reduce the operational costs of households and businesses. This would free up income for other costs and expenses and could allow households to move out of poverty to significant benefit to their health and wellbeing. The policy provides a framework for decision making and so is not proactive in providing communities and businesses the opportunity to join renewable energy networks relying on windfall proposals instead. This reduces the effectiveness of the policy in this regard. Renewable energy proposals of scale and of certain forms can also harm health and wellbeing due to noise, vibration or glare. The proposal therefore is assessed to have a mixed effect on this policy.</p> <p><u>Term</u></p> <p>Permanent minor positive effect over 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>The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations. The effect of a renewable on the wider area and neighbouring uses depends on its scale, type and form, and how it relates to neighbouring uses. These are variable and site specific.</p>

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Policy DM03: Renewable Heat and Energy		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u> The policy has a limited relationship to this objective and is assessed to have a negligible effect over the plan period.</p> <p><u>Trend</u> Negligible effects over the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u> Certain renewable technologies can make use of surplus land or surfaces to produce energy and can also be used alongside and in harmony with existing land uses such as agriculture, employment uses and housing, without adversely affect this. This makes for a efficient use of land for meeting energy needs and can enhance business operations and the wellbeing of residents.</p> <p><u>Term</u> Positive effects from the medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Scale and geography of designations in the policy have yet to be defined.</p>

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Policy DM03: Renewable Heat and Energy		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u> The policy has a limited relationship to this objective and is assessed to have a negligible effect over the plan period.</p> <p><u>Trend</u> Negligible effects over the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> The policy has a limited relationship to this objective and is assessed to have a negligible effect over the plan period.</p> <p><u>Trend</u> Negligible effects over the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u> The proposal will help reduce the reliance of businesses and households to use non-renewable sources of energy to support functionality and operations. For industries the use of green energy could reduce emissions and improve air quality within Pendle. The switch to renewable use by households will help reduce reliance on fossil fuels and wider UK emissions. The policy is likely to be implemented on a modest scale and so a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Positive effects from the medium term.</p> <p><u>Mitigation</u> None.</p>

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Policy DM03: Renewable Heat and Energy		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The proposal will help reduce the reliance of businesses and households to use non-renewable sources of energy to support functionality and operations. For industries the use of green energy could reduce emissions and improve air quality within Pendle. The switch to renewable use by households will help reduce reliance on fossil fuels and wider UK emissions. The policy is likely to be implemented on a modest scale, reliant on windfall development and so a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Positive effects from the medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+/-	<p><u>Likely Significant Effects</u> The proposal will help provide opportunities for renewable energy development at new homes, businesses and on land within the plan area. Certain forms of energy generation could prevent or limit the extraction of materials from specific sites. Equally the promotion and increased role of renewable energy would make best use of natural renewable resources and reduce reliance on non-renewable natural resource for the generation of energy. Mixed effects are assessed for this policy.</p> <p><u>Term</u> Positive effects from the medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.</p>

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Policy DM03: Renewable Heat and Energy		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	?	<p><u>Likely Significant Effects</u></p> <p>The proposal will help provide opportunities for renewable energy development at new homes, businesses and on land within the plan area. This could include land which has biodiversity value. To minimise the effects of renewables for biodiversity, the policy seeks to ensure that does not have an unacceptable adverse effect for biodiversity. Nonetheless the precise impact of the policy on biodiversity objectives cannot be judged until detailed specifics of proposals coming forward in compliance with its requirements can be known noting the substantial variety in type and form of renewable technology, their appearance, affects and intensity, and the location and scale at which proposals could come forward over the duration of the plan period.</p> <p><u>Term</u></p> <p>Uncertain effects for the duration of the plan period likely to be determined on a case by case basis noting the approach of the policy.</p> <p><u>Mitigation</u></p> <p>Siting, layout, form and technical specification of the renewable sought.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The proposal will help provide opportunities for renewable energy development at new homes, businesses and on land within the plan area. This could include land which affects the historic environment. To minimise the effects of renewables for the historic environment, the policy seeks to ensure that does not have an unacceptable adverse effect for biodiversity. Nonetheless the precise impact of the policy on heritage objectives cannot be judged until detailed specifics of proposals coming forward in compliance with its requirements can be known noting the substantial variety in type and form of renewable technology, their appearance, affects and intensity, and the location and scale at which proposals could come forward over the duration of the plan period.</p> <p><u>Term</u></p> <p>Uncertain effects for the duration of the plan period likely to be determined on a case by case basis noting the approach of the policy.</p> <p><u>Mitigation</u></p> <p>Siting, layout, form and technical specification of the renewable sought.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.</p>
14. To conserve and enhance landscape character and townscapes.	?	<p><u>Likely Significant Effects</u></p> <p>The proposal will help provide opportunities for renewable energy development at new homes, businesses and on land within the plan area. This could include land which has landscape or townscape value. To minimise the effects of renewables for landscape and</p>

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Policy DM03: Renewable Heat and Energy		
		<p>townscape, the policy seeks to ensure that does not have an unacceptable adverse effect for biodiversity. Nonetheless the precise impact of the policy on landscape/townscape objectives cannot be judged until detailed specifics of proposals coming forward in compliance with its requirements can be known noting the substantial variety in type and form of renewable technology, their appearance, affects and intensity, and the location and scale at which proposals could come forward over the duration of the plan period.</p> <p><u>Term</u></p> <p>Uncertain effects for the duration of the plan period likely to be determined on a case by case basis noting the approach of the policy.</p> <p><u>Mitigation</u></p> <p>Siting, layout, form and technical specification of the renewable sought.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.</p>
Policy DM04: Biodiversity Net Gain		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to protect, enhance and expand habitats found on development sites in accordance with Biodiversity Net Gain requirements as set out in the 2021 Environment Act, providing clarity of the Council's approach to the implementation of this mandatory requirement for qualifying developments. The policy is central to the Government's plans for nature recovery, and is a key response in demonstrating the sustainability of development proposals with linkages to the Lancashire Local Recovery Network.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The environmental credentials of the policy means that its implementation has significant benefits for ecology objectives. This is due to the increase in quality and abundance of habitats that the policy will provide and its linkages to wider policies of the Local Plan. The policy also benefits climate change and flood risk objectives as habitats often fulfil multifunctional uses serving to mitigate the effects of these major issues for communities. BNG creates land usage pressures as its implementation (as preferred) requires on site provision and therefore reduces developable land. This could increase pressure to build elsewhere and therefore increase overall land usage required to meet the plans wider targets. As such, and taking into account the environmental benefits of the policy, the result for land usage, transport, minerals, heritage and landscape objectives is all assessed as being neutral. BNG also creates viability pressures owing to the increased cost associated with its provision, and land take up, which reduces or alters the type of development which can take place. This will reduce development margins meaning that there is less financial scope available to secure wider benefits such as affordable housing, specific types and sizes of housing, and community infrastructure. The likelihood of the occurrence of this is magnified in Pendle taking into account viability evidence findings and the preferred spatial strategy. As such the implication of the implementation of the policy on health and wellbeing and deprivation objectives is mixed, with the policy affecting people, households and communities differently depending on their circumstances and priorities. The constraining nature of BNG therefore has adverse effects for housing and economic objectives given that its implementation will reduce the amount of developable land available, and could affect the variety and extent of specific housing or economic benefits provided by proposals due to the strain caused on viability.</p> <p><u>Alternative Options</u></p> <p>The policy follows and implements the mandatory requirements for Biodiversity Net Gain as set out in the Environment Act 2021. The policy as drafted reflects the latest position of BNG as informed by consultations and guidance published by the government to date. There may be a need to alter the policy further as the position changes in the coming months ahead of its</p>		

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Policy DM04: Biodiversity Net Gain		
mandatory implementation from early November 2023. Because Biodiversity Net Gain is mandatory and key information required for its implementation is still missing, the Council does not believe that there is any realistic alternative to the policy proposed. No alternative has therefore been assessed.		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	-	<p><u>Likely Significant Effects</u></p> <p>Whilst not intended to constrain housing land supply, the policy may reduce the developable capacity of specific sites once baseline habitat conditions are assessed. The policy could render certain sites unsuitable for housing owing to their biodiversity value. The implementation of net gain requirements could also affect the financial capacity of some sites of providing wider material benefits for housing supply and need such as affecting the tenure, type and size of new homes provided. Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects from the short term for the plan period.</p> <p><u>Mitigation</u></p> <p>Off-site provision or contributions and Biodiversity Credits could allow capacities to be maintained.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The habitat value of a site will vary from site to site can could change over time. This is not likely to be known until relatively late on it the application process. The effect of BNG requirements on wider planning obligations is also not known.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	<p><u>Likely Significant Effects</u></p> <p>Whilst not intended to constrain employment land supply, the policy may reduce the developable capacity of specific sites once baseline habitat conditions are assessed. The policy could render certain sites unsuitable for employment owing to their biodiversity value. The implementation of net gain requirements could also affect the financial capacity of some sites of providing wider material benefits and planning contributions.</p> <p><u>Term</u></p> <p>Minor adverse effects from the short term for the plan period.</p> <p><u>Mitigation</u></p> <p>Off-site provision or contributions and Biodiversity Credits could allow capacities to be maintained.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The habitat value of a site will vary from site to site can could change over time. This is not likely to be known until relatively late on it the application process. The effect of BNG requirements on wider planning obligations is also not known.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle	+/-	<p><u>Likely Significant Effects</u></p>

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Policy DM04: Biodiversity Net Gain		
deprivation and promote sustainable living.		<p>The protection and enhancement of biodiversity provided by the policy will serve to safeguard and enhance the environmental qualities of the borough, including its distinct landscape and natural features. These are important to the communities of Pendle not just for their identity and visual amenity but also the recreational and health value provided by these (and accessibility to largely densely populated environments) and benefits this has to tackling social deprivation and promoting sustainable communities. At the same time however, BNG requirements increase development costs and are likely to affect site capacity. This will therefore strain and probably reduce (noting the findings of viability evidence) the social benefits delivered by new developments and the range and variety of housing provided and responsiveness of this to the needs of the community. The effect therefore could see the amount of affordable housing (identified as significant through the Local Housing Needs Report) reduce in contrast to what previously might have been achievable. The overall effect of the policy on this objective is therefore mixed with both positive and negative aspects which do not necessarily balance depending on each persons or households priorities/circumstances.</p> <p><u>Term</u></p> <p>The policy will deliver mixed effects over the plan period depending on how schemes are affected by viability. Given that Policy SP02 and SP03 direct the majority of development to the less viable M65 urban area then the adverse effects are likely to be increased. At the time this will deliver net gains in biodiversity to an area which is densely formed and which does not benefit from many breaks in settlement form.</p> <p><u>Mitigation</u></p> <p>Off-site provision or contributions and Biodiversity Credits could allow capacities to be maintained.</p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The habitat value of a site will vary from site to site can could change over time. This is not likely to be known until relatively late on it the application process. The effect of BNG requirements on wider planning obligations is also not known.</p>

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Policy DM04: Biodiversity Net Gain		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+/-	<p><u>Likely Significant Effects</u></p> <p>The protection and enhancement of biodiversity provided by the policy will serve to safeguard and enhance the environmental qualities of the borough, including its distinct landscape and natural features. These are important to the communities of Pendle not just for their identity and visual amenity but also the recreational and health value provided by these (and accessibility to largely densely populated environments) and benefits this has to tackling social deprivation and promoting sustainable communities. At the same time however, BNG requirements increase development costs and are likely to affect site capacity. This will therefore strain and probably reduce (noting the findings of viability evidence) the social benefits delivered by new developments and the range and variety of housing provided and responsiveness of this to the needs of the community. The effect therefore could see the amount of affordable housing (identified as significant through the Local Housing Needs Report) reduce in contrast to what previously might have been achievable potentially affecting health and wellbeing as access to homes which meet the needs of the community is reduced. The overall effect of the policy on this objective is therefore mixed with both positive and negative aspects which do not necessarily balance depending on each person's or household's priorities/circumstances.</p> <p><u>Term</u></p> <p>The policy will deliver mixed effects over the plan period depending on how schemes are affected by viability. Given that Policy SP02 and SP03 direct the majority of development to the less viable M65 urban area then the adverse effects are likely to be increased. At the time this will deliver net gains in biodiversity to an area which is densely formed and which does not benefit from many breaks in settlement form.</p> <p><u>Mitigation</u></p> <p>Off-site provision or contributions and Biodiversity Credits could allow capacities to be maintained.</p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The habitat value of a site will vary from site to site can could change over time. This is not likely to be known until relatively late on it the application process. The effect of BNG requirements on wider planning obligations is also not known.</p>

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Policy DM04: Biodiversity Net Gain		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>The policy holds a limited relationship to this objective dealing with securing enhancement of ecological habitat. The overall effect is therefore likely to be negligible.</p> <p><u>Trend</u></p> <p>Negligible effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Not assessed</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Not assessed</p>
6. To encourage the efficient use of land and conserve and enhance soils.	0	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to have a neutral effect on this SA objective. The policy could help conserve some soils on site by its retention for biodiversity use. This could reduce site capacity and increase need for further development elsewhere. At the same time, the land used for BNG, fulfils a material benefit necessary to ensure that a development can proceed in accordance with the Environment Act 2021 and so the use of this land for BNG represents an efficient use of land in accordance with this policy objective.</p> <p><u>Term</u></p> <p>Neutral effects over 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>The response required of developments for BNG will vary dependent on site specific conditions.</p>

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Policy DM04: Biodiversity Net Gain		
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to have a neutral effect on this SA objective. The policy could help conserve natural habits on site by its retention for biodiversity use which may also benefit water quality. This could reduce site capacity and increase need for further development elsewhere which may also have qualities for the supply and quality of water.</p> <p><u>Term</u></p> <p>Neutral effects over 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>The response required of developments for BNG will vary dependent on site specific conditions.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy safeguards and seeks to enhance habitats found within development sites from permanent loss or harm. Habitats can also fulfil a dual function of providing flood water storage or can help to reduce or slow down surface water flow. The requirement to retain and enhance habitats by the policy has the potential to also benefit this objective with a minor positive effect assessed.</p> <p><u>Term</u></p> <p>Likely minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Applicants should consider appropriate BNG measures which also benefit flooding and drainage.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The response required of developments for BNG will vary dependent on site specific conditions. Lack of maintenance to SuDs may reduce flood risk mitigation. Climate Change will increase the frequency and intensity of extreme weather events. Climate change may also adversely affect the quality of the Green Infrastructure network. Medium risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>Safeguarding and enhancing habitats can help deliver benefits to air quality at a local level by providing breaks in development.</p> <p><u>Trend</u></p> <p>A minor positive effect over the plan period.</p> <p><u>Mitigation</u></p>

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Policy DM04: Biodiversity Net Gain		
		<p>Consideration should be given to the role that BNG measures can have as part of wider ecological networks to enhance the benefits provided for wildlife and surrounding communities.</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy safeguards and seeks to enhance habitats found within development sites from permanent loss or harm. Habitats can also fulfil a dual function of providing flood water storage or can help to reduce or slow down surface water flow beneficial in providing communities resilient to the effects of climate change. These habitats also, at a site level, help to soften the effects of climate change, providing natural cooling and shading (from vegetation). Certain habitats may also help to reduce climate change through carbon sequestration. Taking this into account the requirement to retain and enhance habitats by the policy is also likely to benefit this objective with a minor positive effect assessed.</p> <p><u>Term</u> Likely minor positive effects from the medium term.</p> <p><u>Mitigation</u> Applicants should consider appropriate BNG measures which also benefit flooding and drainage.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The response required of developments for BNG will vary dependent on site specific conditions. Lack of maintenance to SuDs may reduce flood risk mitigation. Climate Change will increase the frequency and intensity of extreme weather events. Climate change may also adversely affect the quality of the Green Infrastructure network. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>The policy holds a limited relationship to this objective dealing with securing enhancement of ecological habitat. The overall effect is therefore likely to be negligible.</p> <p><u>Trend</u> Negligible effects over the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>

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Policy DM04: Biodiversity Net Gain		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>The policy is crucial to the achievement of this policy and as a result is assessed to have a significant positive effect. The policy will achieve benefits for habitat quality and coverage in Pendle over the plan period. Its implementation will enable habitats and wildlife to recover over the plan period in contrast to the baseline position. It is complementary to wider strategic policy for the protection of designated sites, the establishment and protection of an ecological network, and the conservation and enhancement of the borough's green infrastructure network.</p> <p><u>Term</u></p> <p>Likely significant positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Implementation of policy requirements through DM process. The provision and long term stewardship of BNG.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The response required of developments for BNG and its role and connectivity with wider green infrastructure and biodiversity networks will vary dependent on site specific conditions. The development and implementation of the Local Nature Recovery Strategy at a county level is critical in providing a coordinated planned approach to addressing biodiversity issues in Pendle and wider Lancashire.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to have a neutral effect on this SA objective. The policy could help conserve natural habits on site by its retention for biodiversity use which may also benefit the historic environment. This could reduce site capacity and increase need for further development elsewhere which may also have be important to or have a role in maintaining the historic environment.</p> <p><u>Term</u></p> <p>Neutral effects over 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>The response required of developments for BNG will vary dependent on site specific conditions.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to have a neutral effect on this SA objective. The policy could help conserve natural habits on site by its retention for biodiversity use which may also benefit and reduce the effects of a proposal landscape character and quality and wider townscape. This could reduce site capacity and increase need for further development elsewhere which may also have be important to or have a role in maintaining the quality of the built environment and/or local landscape.</p>

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Policy DM04: Biodiversity Net Gain		
		<p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The response required of developments for BNG will vary dependent on site specific conditions.</p>
Policy DM05: Ecological Networks		
<p><u>Preferred Option Policy Summary</u> The policy sets the approach to be taken by the Council through the establishment of a biodiversity network in Pendle confirming its commitment to work with partners through its future identification, stewardship and enhancement. The policy provides certainty as to how development proposals affecting this network will be assessed by the Council.</p> <p><u>Preferred Option Policy Appraisal</u> The appraisal recognises the broad benefits provided by the ecological network which not only benefits the ecological objectives of the plan, with has wider positive effects for landscape, heritage, climate change, flood risk, water quality, air quality, and health and wellbeing owing to the multi-functionality of these spaces and the benefits they bring in their natural condition to these objective. Negligible effects are assessed for housing and employment objectives given that the site assessment process undertaken by the Council has confirmed a sufficient supply of land to meet identified needs and requirements without using land which is likely to be included within the ecological network of the borough.</p> <p><u>Alternative Options</u> The policy establishes a decision making framework for ecological networks and sets out the Council's commitment to contributing to defining, protecting and enhancing this network. Nature Recovery Networks are required to be identified through the Environment Act 2021, however responsibility for this in Pendle sits at the county level. The process of identifying this network has yet to commence with specific guidance on this expected in May 2023. The process will then commence and is expected to take 2 years to complete. The policy provides a decision making framework to tie in with this network and enable its protection following adoption of the Local Plan. Taking into account current circumstances there is no alternative policy option available to the Council which would enable this issue to be addressed through the preparation of this plan. As such no alternative has been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u> The policy is not intended to constrain the delivery of housing though may have limited localised effects in a few circumstances. The site allocation process has taken into account the borough's green infrastructure network and designated sites. The proposal is therefore unlikely to prohibit the achievement of the housing requirement. Overall a negligible effect is assessed but there is some uncertainty over the scale and geography of these designations as they have yet to be defined.</p> <p><u>Term</u> Negligible effect over the plan period.</p> <p><u>Mitigation</u> None.</p>

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Policy DM05: Ecological Networks		
		<p><u>Assumptions</u> Allocated sites will come forward as anticipated and further housing land supply would not be relied upon to meet the housing requirement in full.</p> <p><u>Uncertainties</u> Scale and geography of designations in the policy have yet to be defined.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	~	<p><u>Likely Significant Effects</u> The policy is not intended to constrain the delivery of housing though may have limited localised effects in a few circumstances. The site allocation process has taken into account the borough's green infrastructure network and designated sites. The proposal is therefore unlikely to prohibit the achievement of the housing requirement. Overall a negligible effect is assessed but there is some uncertainty over the scale and geography of these designations as they have yet to be defined.</p> <p><u>Term</u> Negligible effect over the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Allocated sites will come forward as anticipated and further housing land supply would not be relied upon to meet the housing requirement in full.</p> <p><u>Uncertainties</u> Scale and geography of designations in the policy have yet to be defined.</p>

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Policy DM05: Ecological Networks		
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 protection and enhancement of the borough's ecological networks will benefit the delivery of the green infrastructure network, conserving and creating green corridors and stepping stones within the borough including potentially its urban area. This will enhance the accessibility of residents to natural greenspace benefiting health and wellbeing helping to tackle deprivation.</p> <p><u>Term</u></p> <p>The policy will deliver permanent positive effects for this objective from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Green Infrastructure enhancements are feasible, and deliverable in access of local communities</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The protection and enhancement of the borough's ecological networks will benefit the delivery of the green infrastructure network, conserving and creating green corridors and stepping stones within the borough including potentially its urban area. This will enhance the accessibility of residents to natural greenspace benefiting health and wellbeing helping to tackle deprivation.</p> <p><u>Term</u></p> <p>The policy will deliver permanent positive effects for this objective from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Green Infrastructure enhancements are feasible, and deliverable in access of local communities</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined.</p>

Appendix 3: Appraisal of Policy Options

Policy DM05: Ecological Networks		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy may have positive effects for the objective by improving access to green infrastructure for residents in Pendle reducing the need to travel for recreation. Enabling local access to green infrastructure by foot or bicycle may remove the need to travel by car for some residents.</p> <p><u>Trend</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Public access to ecological networks should be explored where this is appropriate.</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy would help safeguard areas of existing Green Infrastructure (including soils) for wildlife from inappropriate and destructive forms of development effectively using this to enhance the biodiversity value of Pendle's landscape. The overall effect of the policy is considered to be minor positive.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined.</p>

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Policy DM05: Ecological Networks		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>Ecological Networks are likely to include water corridors or ‘blue infrastructure’ which will be protected and enhanced through the implementation of this policy. It is also likely to protect source locations for watercourses which are often important for water storage and water quality. The policy therefore aids the conservation and enhancement of water quality and resources within the Borough and at new developments. The policy is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The safeguards provided to the Borough’s Ecology Network maintaining its natural condition which will have additional benefits in reducing the risk of flooding and mitigating the effects of climate change. These areas are likely to assist in reducing flood risk with natural flood water storage and features to reduce run-off rates.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The safeguarding and enhancement of the Ecological network will benefit the habitats located within protecting these areas of clean air, expanding these as appropriate. This may be particularly important where areas of the ecological network closely relate to the urban area which will also benefit the health and welling of the wider community.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p>

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Policy DM05: Ecological Networks		
		<p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Scale and geography of designations in the policy have yet to be defined.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to safeguard and enhance natural features within the Borough which are important to biodiversity and which also will help to mitigated against and reverse the effects of climate change. This is likely to include woodlands located in the borough, natural features found along watercourses, and peatlands/upland moorland, which are beneficial in reducing the effects of extreme temperatures, tackling droughts, and providing natural storage and barriers to flood waters and surface water flow.</p> <p><u>Term</u> Positive effects from the medium term.</p> <p><u>Mitigation</u> The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Scale and geography of designations in the policy have yet to be defined.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>Biodiversity networks are likely to include mineral safeguarding areas. The maintained and enhancement of these corridors could serve to protect natural resources located in these corridors. The proposal is unlikely to create a development pressure affecting mineral resources elsewhere because housing and employment needs can be met on land which is not suitable for mineral extraction. The overall effect of the policy on this objective is considered to be minor positive.</p> <p><u>Term</u> Positive effects from the medium term.</p> <p><u>Mitigation</u> The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Scale and geography of designations in the policy have yet to be defined.</p>

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Policy DM05: Ecological Networks		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>An important role and outcome of the policy is the protection and enhancement of the borough's biodiversity. The implementation of this policy which aims to safeguard, enhance and develop the ecological network of Pendle will result in significant benefits for local wildlife which also make use of these networks for habitat, nesting, foraging etc. Its implementation will assist with sub-regional strategies for biodiversity restoration and enhancement helping to reverse the loss and decline of habitats and wildlife experienced within Lancashire and England.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined. The network is to be defined by Lancashire County Council in partnership with Pendle Borough Council and other local authorities in Lancashire.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The biodiversity network may form part of the significance or setting of heritage assets within the Borough. The policy approach of protecting and enhancing these areas may benefit local heritage designations and protecting these from harm which may arise from unsuitable forms of development taking place in these locations. The policy does not affect development pressure elsewhere in the borough, with this issue addressed by wider policies of the Local Plan.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined. The network is to be defined by Lancashire County Council in partnership with Pendle Borough Council and other local authorities in Lancashire.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The maintenance, enhancement, and extension of Pendle's biodiversity network will be beneficial to the conservation and enhancement of landscape character as well as townscape especially where green infrastructure forms the setting of the settlement and/or a defining feature helping to safeguard the natural influences in this environment. This will benefit areas of Pendle and the connected landscape visible beyond (through wider implementation of the Lancashire Nature Recovery Network). The policy will help</p>

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Policy DM05: Ecological Networks		
		<p>to prevent, limit or integrate development proposals which affect the biodiversity network securing benefits to the local landscape and townscape and preventing their loss or degradation.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined. The network is to be defined by Lancashire County Council in partnership with Pendle Borough Council and other local authorities in Lancashire.</p>

Policy DM06: Green Infrastructure		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to protect, enhance and where possible extend the green infrastructure assets of the Borough and is responsive to Green infrastructure evidence. This is secured by requiring development proposals to have special regard to and consideration of existing green infrastructure assets in the Borough to secure their protection and longevity, and how linkages could be created through development proposals to enhance this network.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy has significant positive effects for environmental objectives including landscape, biodiversity, and climate change and flood risk. There are also positive effects for social objectives relating to recreation, health and wellbeing. The policy has a neutral effect for economic and objectives to increase the supply of housing to meet housing needs owing to the fact that there is a sufficient supply of housing land identified to meet identified requirements.</p> <p><u>Alternative Options</u></p> <p>The policy enables the green infrastructure assets of the Borough to be protected and enhanced in response to evidence produced by locally and on a county wide basis. The Council does not consider that there is a practical alternative means of securing this response. No reasonable alternative is assessed for this policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy is not intended to constrain the supply of housing. The policy instead seeks to identify, protect and enhance green infrastructure in the Borough based on the findings of the Council's Green Infrastructure Strategy. The site selection process has identified a sufficient supply of housing land to meet housing needs without requiring areas identified as part of the Green Infrastructure network for development taking the findings of this assessment into account. The policy therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p>

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Policy DM06: Green Infrastructure		
		<p>None.</p> <p><u>Assumptions</u> Allocated sites and sites within settlement boundaries come forward in sufficient numbers to meet identified needs.</p> <p><u>Uncertainties</u> Identified sites stall or deliver at a slower rate. The need for housing increases during the plan period. Low risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The policy is not intended to constrain the supply of employment land. The policy instead seeks to identify, protect and enhance green infrastructure in the Borough based on the findings of the Council's Green Infrastructure Strategy. The site selection process has identified a sufficient supply of employment land to meet economic needs without requiring areas identified as part of the Green Infrastructure network for development taking the findings of this assessment into account. The policy therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Allocated sites and sites within settlement boundaries come forward in sufficient numbers to meet identified needs</p> <p><u>Uncertainties</u> Identified sites stall or deliver at a slower rate. The need for employment land increases/changes during the plan period requiring additional/alternative sites. Low risk.</p>

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Policy DM06: Green Infrastructure		
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 maintenance and enhancement of Green Infrastructure within the Borough will assist in promoting urban regeneration by providing for enhanced quality of the environment, helping to tackle deprivation by providing improved access to recreation and green environments, and promote sustainable living, by enhancing access to local sources of leisure and green environments and enhancing the quality of and linkages to these environments.</p> <p><u>Term</u></p> <p>The policy will deliver permanent positive effects for this objective at least for the medium term which will be tangible at least for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Green Infrastructure enhancements are feasible, and deliverable in access of local communities</p> <p><u>Uncertainties</u></p> <p>Viability. Medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The enhancement and expansion of the GI network in Pendle will improve access to quality natural and semi-natural greenspaces for the residents of the borough. This is important to in promoting the health and wellbeing of the residents of Pendle.</p> <p><u>Term</u></p> <p>Long term benefits in securing maintenance, protection and extension of green infrastructure.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Green Infrastructure enhancements are feasible and accessible to the wider community</p> <p><u>Uncertainties</u></p> <p>Viability. Medium risk.</p>

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Policy DM06: Green Infrastructure		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy may have positive effects for the objective by improving access to green infrastructure for residents in Pendle reducing the need to travel for recreation. Enabling local access to green infrastructure by foot or bicycle may remove the need to travel by car for some residents.</p> <p><u>Trend</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Not assessed</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Not assessed</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy would help safeguard areas of existing Green Infrastructure (including soils) from inappropriate and destructive forms of development. The policy may provide for greener developments, with the layout and form of development arranged to provide more enhance links through and connecting to a development site ensuring that land more effectively responds to the needs of the nature and recreation needs of residents. The overall effect of the policy is considered to be minor positive.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The need for and implication of green infrastructure within developments will vary depending on their scale, type and location. Low risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM06: Green Infrastructure		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The Green Infrastructure Network includes water corridors or ‘blue infrastructure’ which will be protected and enhanced through the implementation of this policy (specifically through part c). The policy therefore aids the conservation and enhancement of water quality and resources within the Borough and at new developments. The policy is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Positive effects for the short, medium and long term, though open to external influences.</p> <p><u>Mitigation</u></p> <p>Determined on a site by site basis</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Enhancements are achievable within the scope of a development. Low-medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The safeguards provided to the Borough’s Green Infrastructure Network will have additional benefits in reducing the risk of flooding and mitigating the effects of climate change. The Green Infrastructure Network holds multiple functionality in also serving to assist in reducing flood risk with natural flood water storage and features to reduce run-off rates, as well as benefits for wildlife and access to recreation. The policy aims to safeguard and enhance these through new developments, creating links between existing green infrastructure where feasible.</p> <p><u>Term</u></p> <p>Likely positive effects over the short, medium and long term for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Implementation of SuDs measures to address flood risk and surface water flooding which may form part of the Green Infrastructure network</p> <p><u>Assumptions</u></p> <p>Green Infrastructure enhancements are feasible through a new development</p> <p><u>Uncertainties</u></p> <p>Lack of maintenance to SuDs may reduce flood risk mitigation. Climate Change will increase the frequency and intensity of extreme weather events. Climate change may also adversely affect the quality of the Green Infrastructure network. Medium risk.</p>

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Policy DM06: Green Infrastructure		
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The safeguarding and enhancement of the Borough's Green Infrastructure network is important to maintaining corridors of cleaner air which are especially beneficial where they traverse or are accessible to urban areas enhancing the wellbeing and health of existing communities.</p> <p><u>Term</u></p> <p>Medium to long term benefits as Green Infrastructure becomes established.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Opportunities exist to connect green infrastructure networks within and nearby urban areas</p> <p><u>Uncertainties</u></p> <p>Climate change, changing technology, changing behaviour patterns. Medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The Green Infrastructure policy acts to safeguard and enhance natural features within the Borough will help to mitigated against and reverse the effects of climate change and minimise the impact of extreme weather events associated with climate change on communities and businesses within Pendle.</p> <p><u>Term</u></p> <p>Medium to long term benefits as Green Infrastructure becomes established.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Existing Green Infrastructure is in a good condition and there is scope and it is feasible for this to be maintained and enhanced.</p> <p><u>Uncertainties</u></p> <p>Effects of climate change on Green Infrastructure and the role this has in moderating its affects. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>Green Infrastructure are likely to include mineral safeguarding areas. The maintained and enhancement of these corridors could serve to protect natural resources located in these corridors. The proposal is unlikely to create a development pressure affecting mineral resources elsewhere because housing and employment needs can be met on land which is not suitable for mineral extraction. The overall effect of the policy on this objective is considered to be minor positive.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><u>Assumptions</u></p>

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Policy DM06: Green Infrastructure		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Scale and geography of designations in the policy have yet to be defined.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>An important role and outcome of the Pendle Green Infrastructure Strategy and this policy is the enhancement of biodiversity and geodiversity. The implementation of this policy which aims to safeguard, enhance and develop the Green Infrastructure network of Pendle will also result in significant benefits for local wildlife which also make use of these networks for habitat, nesting, foraging etc.</p> <p><u>Term</u></p> <p>Short, medium and long term significant positive effects. Immediate benefits from directing development, and longer term benefits through securing the maintenance and expansion of green infrastructure.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Role of green infrastructure for local wildlife and effectiveness of management schemes or schemes for expansion. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>Green Infrastructure may form part of the significance or setting of heritage assets within the Borough. The policy approach of protecting and enhancing these areas may benefit local heritage designations and protecting these from harm which may arise from unsuitable forms of development taking place in these locations.</p> <p><u>Term</u></p> <p>Permanent positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>N/a.</p> <p><u>Assumptions</u></p> <p>Measures for enhancement would be sensitive to the historical landscape/assets. Enhancement would represent a suitable and desirable response to the nature of the heritage asset.</p> <p><u>Uncertainties</u></p> <p>The relationship of the heritage asset to existing and/or proposed green infrastructure. Low risk.</p>
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The maintenance, enhancement, and extension of Pendle's green infrastructure network will be beneficial to the conservation and enhancement of landscape character as well as townscape especially where green infrastructure forms the setting of the settlement and/or a defining feature helping to safeguard the natural influences in this environment. The policy will help to prevent, limit or</p>

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Policy DM06: Green Infrastructure		
		<p>integrate development proposals which affect the green infrastructure network securing benefits to the local landscape and townscape and preventing their loss or degradation.</p> <p><u>Term</u> Short, medium and long term significant effects. Immediate benefits arising from directing development, and long term benefits secured through the maintenance and expansion of green infrastructure.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Green Infrastructure is managed and maintained in a way that is beneficial to landscape character and townscapes. Low risk.</p>

Policy DM07: Trees and Hedgerows		
<p><u>Preferred Option Policy Summary</u> The preferred approach seeks to protect, maintain and increase tree coverage in the Borough over the plan period. This includes the need for applicants to take into account and integrate existing trees into the layout and form of development and secure their protection and maintenance during construction and through operation/continued use. A key part of the policy is the requirement to replace any lost tree twofold to ensure that tree coverage is increased in the Borough. Applying this policy would help development proposals respond to the requirements of Biodiversity Net Gain.</p> <p><u>Preferred Option Policy Appraisal</u> The policy is considered to have benefits for social and environmental objectives, particularly in promoting health, safeguarding landscapes and visual character, protecting and enhancing biodiversity, and mitigating the effects of climate change. This is due to the environmental value added by trees to habitats, landscapes, towns and places. The policy is considered to have a neutral effect on meeting economic and housing needs given the limited effect caused by the proposal to site capacity, and multiple benefits and role of trees (and hedgerows) to development proposals.</p> <p><u>Alternative Options</u> The policy seeks to protect trees and hedgerows from loss, requiring their net replacement where lost. The policy is responsive to policy adopted by the Government which in general seeks to increase tree coverage across the UK. Pendle has low tree coverage and this policy aims to protect existing trees from loss and increase tree coverage in the borough. The proposal is responsive to and provides opportunities for developers to meet mandatory biodiversity requirements. The Council does not consider that there is a reasonable alternative to this policy approach, and therefore an alternative position has not been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u> The retention of existing trees and greening of sites can contribute significantly to the design quality of a development making it an attractive and healthy place to live. Net tree provision will need to be taken into account through the design process and the extent to</p>

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Policy DM07: Trees and Hedgerows		
		<p>which the policy affects developable area will vary from site to site. The provision of new trees on site would contribute towards requirements for biodiversity net gain and as such the effect on overall developable areas may be minimal.</p> <p><u>Term</u> Minor adverse effects in the short to medium term as adjustments are made to site capacity and layouts to accommodate the plan requirement. Longer term neutral effects.</p> <p><u>Mitigation</u> Avoidance of existing trees as far as possible.</p> <p><u>Assumptions</u> Site specific issues regarding trees can be addressed at the planning application stage</p> <p><u>Uncertainties</u> Extent to which trees affect the development area and type of development which could take place.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The retention of existing trees and greening of sites can contribute significantly to the design quality of a development making it an attractive and healthy place to work and invest in. Net tree provision will need to be taken into account through the design process and the extent to which the policy affects developable area will vary from site to site. The provision of new trees on site would contribute towards requirements for biodiversity net gain and as such the effect on overall developable areas may be minimal.</p> <p><u>Term</u> Minor adverse effects in the short to medium term as adjustments are made to site capacity and layouts to accommodate the plan requirement. Longer term neutral effects.</p> <p><u>Mitigation</u> Avoidance of existing trees as far as possible.</p> <p><u>Assumptions</u> Site specific issues regarding trees can be addressed at the planning application stage</p> <p><u>Uncertainties</u> Extent to which trees affect the development area and type of development which could take place.</p>

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Policy DM07: Trees and Hedgerows		
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 retention, enhancement, replacement of trees as sought through this policy will promote a greening of development important for wildlife, residential amenity, and health and wellbeing. The implementation of the policy supports the achievement of environmental net gain on developments, an important pillar of sustainable development.</p> <p><u>Term</u></p> <p>Long term minor positive effects.</p> <p><u>Mitigation</u></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><u>Assumptions</u></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><u>Uncertainties</u></p> <p>Effects of climate change. Damage from unsociable behaviour. Medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>Trees and hedgerows provide benefits for health and wellbeing, providing a source of privacy, shade, residential amenity, and introducing wildlife and green environments into development. The Policy therefore fulfils an important role in promote the health and wellbeing of the community in Pendle, seeking to protect, enhance and if necessary replace existing trees and hedgerows with net provision.</p> <p><u>Term</u></p> <p>Long term minor positive effects.</p> <p><u>Mitigation</u></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><u>Assumptions</u></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><u>Uncertainties</u></p> <p>Effects of climate change. Damage from unsociable behaviour. Medium risk.</p>

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Policy DM07: Trees and Hedgerows		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>Where trees are lost to development, the requirement for replacement provision net to the amount of trees lost will use up development space potentially requiring a larger site/constraining the development potential of the site. This provision would however contribute to biodiversity net gain (a mandatory requirement for most development types) and so makes effective use of the land. Tree coverage can enhance the desirability of a development and also has benefits for surface water management, conserve soils, and the mitigation of the effects of climate change. The proposal would therefore result in net benefits for this objective.</p> <p><u>Term</u></p> <p>Permanent minor net benefits from the adoption of the plan.</p> <p><u>Mitigation</u></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><u>Assumptions</u></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><u>Uncertainties</u></p> <p>The implication of this policy on the efficient use of land will vary depending on site specific circumstances. Medium risk</p>

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Policy DM07: Trees and Hedgerows		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The increase in tree coverage in the area is likely to be of benefit to water quality and resources with the contribution made by trees to a healthier environment.</p> <p><u>Term</u></p> <p>Minor positive effect in the longer term.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to retain, enhance, and replace existing trees which help contribute to the absorbing and reducing the drainage of surface water, this ensures that run-off rates are maintained preventing worsening flood risk elsewhere as a result of development. Replacement net tree provision may aid a reduction in runoff rates, and provide for increased natural water storage within the boundaries of a site.</p> <p><u>Term</u></p> <p>Medium to long term benefits.</p> <p><u>Mitigation</u></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><u>Assumptions</u></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><u>Uncertainties</u></p> <p>Climate Change resulting in more frequent and worse extreme weather events. Medium risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure green environments within developments and urban areas helping to promote better air quality beneficial for the health and wellbeing of existing residents. Positive effects are provided by securing tree provision in new developments and retaining and providing net tree provision in response to those lost.</p> <p><u>Term</u></p>

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Policy DM07: Trees and Hedgerows		
		<p>Medium and long term benefits.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>New trees provided through a development are maintained and achieve maturity.</p> <p><u>Uncertainties</u></p> <p>None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>Seeks to secure green environments within developments and urban areas helping to promote better air quality beneficial and helping to counter/reduce at a local level the effects of climate change.</p> <p><u>Term</u></p> <p>Long term benefits.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>New trees provided through a development are maintained and achieve maturity.</p> <p><u>Uncertainties</u></p> <p>Effects of Climate Change on the natural environment, including new and existing trees/hedgerow. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>

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Policy DM07: Trees and Hedgerows		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>The policy will assist in conserving and enhancing biodiversity protecting habitats important to local wildlife and resulting in the creation of new habitat to provide net gains for local biodiversity. The policy will also contribute to the maintenance, replenishment, and extension of the Borough's Green Infrastructure network, supporting the implementation of the Pendle Green Infrastructure Strategy.</p> <p><u>Term</u></p> <p>Medium to long term significant benefits.</p> <p><u>Mitigation</u></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><u>Assumptions</u></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><u>Uncertainties</u></p> <p>Effects of Climate Change on the natural environment, including new and existing trees/hedgerow. Medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy will help to maintain the historic environment where existing trees and hedgerows contribute to the significant/setting on these assets, however is unlikely to be the determining factor when assessing the effects of a development on a nearby heritage asset.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>New trees provided through a development are maintained and achieve maturity</p> <p><u>Uncertainties</u></p> <p>Effects of Climate Change on the natural environment, including new and existing trees/hedgerow. Medium risk.</p>
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The policy will help to maintain and enhance landscapes and townscapes where existing trees and hedgerows contribute this and new tree coverage would be beneficial to this position. Once mature, and subject to design, new trees and hedgerows will further contribute to this policy objective.</p> <p><u>Mitigation</u></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><u>Assumptions</u></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p>

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Policy DM07: Trees and Hedgerows		
		<p>Uncertainties Effects of Climate Change on the natural environment, including new and existing trees/hedgerow. Medium risk.</p>
Policy DM08: South Pennine Moors		
<p>Preferred Option Policy Summary The preferred approach seeks to ensure that new development does not adversely affect the integrity, value, and condition of the South Pennine Moors SPA/SSSI/SAC. The policy is consistent with the hierarchical approach set out in the NPPF advocated towards the protection of designated ecological sites. The level of protection sought is proportionate to the importance of the South Pennines as an internationally protected site.</p> <p>Preferred Option Policy Appraisal The adoption of avoidance measures to limit the effects of new development, and delivery of offsetting measures is considered to achieve benefits for the natural environment, recreational opportunities, and character of Pendle and its surrounding area, but is not considered to have negative effects for objectives to promote housing and economic development, owing to the availability of suitable and sustainable sites for development in parts of the Borough which are unaffected by its requirements.</p> <p>Alternative Options The policy is responsive to the international designation of the South Pennine Moors and seeks to secure its long term protection and enhancement for wildlife, its role in mitigating the effects of climate change and for the benefit of the local community for generations to come. The approach of the policy is consistent with requirements outlined in law and has been successfully implemented in neighbouring authorities, and local planning authorities across the country. For these reasons it is considered that the policy does not have a reasonable alternative. No reasonable alternative is therefore assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p>Likely Significant Effects The policy has potential to constrain the delivery of housing in areas in close proximity to the South Pennine Moors. The spatial strategy of the Core Strategy directs development away from the South Pennines. The housing requirement can be accommodated without adversely affecting the SPA. The overall effect is assessed to be neutral.</p> <p>Term Neutral effect for the plan period.</p> <p>Mitigation None identified.</p> <p>Assumptions Sites identified for allocation come forward as anticipated.</p> <p>Uncertainties Land within the influence of the South Pennine Moors comes under pressure for development. Low risk.</p>

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Policy DM08: South Pennine Moors		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u></p> <p>The policy has potential to constrain the delivery of employment in areas in close proximity to the South Pennine Moors. The spatial strategy of the Core Strategy directs development away from the South Pennines. The employment land requirement can be accommodated without adversely affecting the SPA. The overall effect is assessed to be neutral.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Sites identified for allocation in the plan come forward as anticipated.</p> <p><u>Uncertainties</u></p> <p>Land within the influence of the South Pennine Moors comes under pressure for development. Low risk.</p>
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 policy does not affect areas within the Borough which are disadvantaged or are in need of urban regeneration. The policy has a constraining effect on development in the eastern parts of the Borough. These rural areas are sparsely populated and benefit from close links to the M65 conurbation. The South Pennines have a role in contributing to the standard of life of residents and providing a source of tranquility and recreation which the policy seeks to protect from loss. The policy therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None identified</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None. Low risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM08: South Pennine Moors		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to protect the South Pennine Moors as an important upland habitat for future generations beneficial for local health and wellbeing. To reduce recreational pressure the policy requires the provision of SANG through new development where criteria is met. This will enhance the green infrastructure of the Borough and increase accessibility of the community to areas of open and accessible greenspace. This is term will enhance health and wellbeing and could also improve standards of living.</p> <p><u>Term</u></p> <p>Positive effects from adoption.</p> <p><u>Mitigation</u></p> <p>On-delivery/off-site delivery via developer contributions</p> <p><u>Assumptions</u></p> <p>Suitable and available land is identified for SANG.</p> <p><u>Uncertainties</u></p> <p>Development pressure in areas close to the South Pennine Moors requiring SANG. Low risk.</p>

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Policy DM08: South Pennine Moors		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The provision of assessable SANG required by policy could reduce the need to travel to access recreational opportunities in parts of the Borough. The amount and availability of this will depend on the scale and nature of proposals. Overall the policy is considered to have a beneficial effect for this objective.</p> <p><u>Term</u></p> <p>Positive effects from adoption.</p> <p><u>Mitigation</u></p> <p>On-site delivery/off-site delivery via developer contributions</p> <p><u>Assumptions</u></p> <p>Suitable and available land is identified for SANG.</p> <p><u>Uncertainties</u></p> <p>The extent to which the policy is successful in reducing pressure on the South Pennines Moors and limiting trips for recreation. Low risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy safeguards natural greenfield land from inappropriate forms of development reducing pressure from visitors and by development on this sensitive environment. The policy will aid the continued recovery of this landscape. The SPA does not however include BMV land. The policy has a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Positive effects from adoption.</p> <p><u>Mitigation</u></p> <p>None identified.</p> <p><u>Assumptions</u></p> <p>None,</p> <p><u>Uncertainties</u></p> <p>The policy is reliant on other strategies to restore the South Pennines Moorlands to be successful in this regard.</p>

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Policy DM08: South Pennine Moors		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>Policy prevents inappropriate forms of development in most environmentally sensitive upland locations which also form the source of many watercourses in Eastern Pendle. The policy will, by proxy, help to maintain water quality and resource in these areas, protecting these from any potential adverse effects from development.</p> <p><u>Term</u></p> <p>Positive effects from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None. Low risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy restricts the form, scale and type of development permitted in designated undeveloped upland areas of the Borough. Such areas provide a vital storage of rainwater limited runoff into watercourses below and the protection of this area will allow for the recovery of peat and heathland which can significantly slow surface water flow during extreme weather events. This will benefit flood risk objectives and help limit flood risk is watercourses downstream.</p> <p><u>Term</u></p> <p>Positive effects from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The policy is reliant on other strategies to restore the South Pennines Moorlands to be successful in this regard.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The restriction of development in this rural part of the Borough means that existing air quality in these parts will remain largely unchanged. The provision of SANG as sought for affected developments may result in some reduced trips into this area for recreational uses helping to reduce pollution in the area by reduced visits by car. The policy will protect and enable the restoration of peat bogs located within the South Pennine Moors by reducing recreational pressure and preventing inappropriate development in the Moors. This will help to prevent the peat bogs becoming a source of greenhouse gas emissions, and increase the capacity of the South Pennine Moors as an absorber of carbon.</p>

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Policy DM08: South Pennine Moors		
		<p><u>Term</u> Positive effects from adoption at least for the plan period.</p> <p><u>Mitigation</u> On-site delivery/off-site delivery via developer contributions</p> <p><u>Assumptions</u> Sufficient SANG is identified/made available.</p> <p><u>Uncertainties</u> Usage of SANG as an alternative to the South Pennine Moors. Number of visitors to the South Pennine Moors from Pendle, neighbouring authorities, or tourists. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy protects the South Pennine Moors from inappropriate development and in particular its peat bogs which function to capture carbon emissions. This is beneficial in addressing climate change, protecting natural assets which play a key role in absorbing harmful greenhouse gases. The policy will help ongoing efforts restore peatland within the South Pennines.</p> <p><u>Term</u> Positive effects from adoption at least for the plan period.</p> <p><u>Mitigation</u> None identified</p> <p><u>Assumptions</u> None identified</p> <p><u>Uncertainties</u> Climate change could reduce the ability of the peat bogs to capture carbon emissions to the degree where it becomes a contributor to climate change (through the emission of methane gas). Unclear risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy safeguards a large part of the Borough from inappropriate development, in turn protecting the loss of minerals and natural resources which feature within the ground and landscape in this area. The policy is considered to have a minor positive effect for this objective.</p> <p><u>Term</u> Positive effects from adoption at least for the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>

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Policy DM08: South Pennine Moors		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to conserve the important habitat of the South Pennine Moors. This will help safeguard this upland natural resource for wildlife in recognition this area has an important location for migratory birds, as well as types of bog/heather. Measures put in place for alternative natural greenspace provided as part of new development in the zone of influence of the South Pennine Moors is aimed at reducing pressure as a result of recreational use.</p> <p><u>Term</u></p> <p>Significant positive effects from adoption at least for the plan period.</p> <p><u>Mitigation</u></p> <p>Policy contains mitigation measures to reduce pressure on South Pennine Moors as a source of recreation.</p> <p><u>Assumptions</u></p> <p>Sufficient SANG is identified/made available.</p> <p><u>Uncertainties</u></p> <p>Climate Change may put at risk the South Pennine Moors as an important habitat for local wildlife due to drought, extreme rainfall, moorland fires etc. Usage of SANG as an alternative to the South Pennine Moors. Medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy restricts development opportunities in rural areas close to the South Pennine Moors, which in turn may safeguard historic assets located in this area from development which may adversely affect significance and setting. The SPA is not considered a sustainable location for development and so the constraint placed development in this part of the Borough does not act to increase the pressure on heritage assets located elsewhere within the Borough. A neutral effect is found.</p> <p><u>Term</u></p> <p>Neutral effects from adoption at least 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>Extent of impact of policy on objective is variable depending on scale, type and location of development in relation to heritage assets. Low-medium risk.</p>
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The policy safeguards the open wilderness which is characteristic of the South Pennine Moors and contributes significantly to the setting, identity and quality of Pendle and its landscapes. This has significant positive effects in safeguarding, maintaining and enhancing a key natural resource and landscape of the Borough.</p> <p><u>Term</u></p> <p>Significant positive effects from adoption at least for the plan period.</p>

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Policy DM08: South Pennine Moors		
		<p><u>Mitigation</u></p> <p>None</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None. Low risk.</p>

Policy DM09: Open Countryside				
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to protect the open countryside from inappropriate forms of development protecting its tranquillity and preventing isolated developments. The policy (with others) enables only development which requires a countryside location, rural exception development, development which assists in the diversification of the rural economy, or development which secures a historical asset in the open countryside.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy is considered to have environmental, landscape and historical benefits. It will help safeguard the sustainability, role and functionality of rural areas. It is considered to have a neutral effect housing delivery given that there is sufficient scope to meet needs outside the open countryside. The policy will support the implementation of the spatial strategy defined through the Core Strategy.</p> <p><u>Alternative Options</u></p> <p>The defined reasonable alternative would establish a more liberal scope for development within the open countryside, enabling broader forms of development, outside but adjacent to the settlement boundary, subject to adherence to policy criteria similar to Policy LIV1 of the adopted Core Strategy. The policy would have mixed effects for housing and employment objectives owing to the scope provided by the more liberal policy position, balanced against the uncertainty created for the local and timing of delivery and its responsiveness to defined needs. The policy would adversely affect policies which promote the regeneration of urban land and efficient use of existing land/protection of soil, climate change, and the environment owing to the increase loss of Greenfield land which would be promoted through the policy. Such a policy is also likely to result in over development in contrast to defined requirements, undermining the spatial strategy, and would put existing infrastructure under increased strain. Overall the alternative approach to the policy is not considered sustainable and as such has been rejected by the Council.</p>				
SA Objective	Score	Preferred Option: Commentary	Score	Reasonable Alternative: Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy constrains the development of housing at inappropriate locations within the Borough with limited scope for development allowed through the policy and rural exceptions policy and secures the spatial pattern of development and achievement of regeneration objectives. The effects of this policy on housing land supply as a whole is mitigated by the wider supply contained within the Local Plan which contains policies and allocations and opportunities for windfall development within settlement boundaries which are considered to provide sufficient</p>	+/-	<p><u>Likely Significant Effects</u></p> <p>The policy would provide a means to enable additional housing land supply to come forward over the plan period. The scale and extent is unclear given that proposals allowed through the policy would be classed as windfall development, and would depend on the potential for land to respond to outlined criteria. The Council could not therefore control when and where development occurs. The responsiveness of development to the housing needs defined in the housing needs assessment would be limited.</p> <p><u>Term</u></p>

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Policy DM09: Open Countryside				
		<p>opportunity for the defined housing needs of the Borough to be met in full.</p> <p><u>Term</u> Neutral effects for the plan period owing to availability of supply elsewhere and potential for limited housing development within the open countryside.</p> <p><u>Mitigation</u> Allocated sites. Windfall development, Reserve Sites.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments</p>		<p>Mixed effect for this objective during the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The timing, scope and scale of development which might come forward in accordance with policy. The policy may result in investment being taken away from allocated sites meaning they are not developed as envisaged over the plan period. Low-medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The policy constrains the development of employment at inappropriate locations within the Borough with limited scope for development allowed through the policy and rural exceptions policy and secures the spatial pattern of development and achievement of regeneration objectives. The effects of this policy on employment land supply as a whole is mitigated by the wider supply contained within the Local Plan contains policies and allocations and opportunities for windfall development within settlement boundaries which are considered to provide sufficient opportunity for the employment needs of the Borough to be met in full.</p> <p><u>Term</u> Neutral effects for the plan period owing to availability of supply elsewhere and potential for limited economic development within the open countryside.</p> <p><u>Mitigation</u> Allocated sites. Windfall development, Reserve Sites.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of development in Pendle. Delivery of allocations/commitments</p>	+/-	<p><u>Likely Significant Effects</u> The policy would provide a means to enable additional employment land supply to come forward over the plan period. The scale and extent is unclear given that proposals allowed through the policy would be classed as windfall development, and would depend on the potential for land to respond to outlined criteria. The Council could not therefore control when and where development occurs. The responsiveness of development to meeting employment defined in the Employment Land Review would be limited.</p> <p><u>Term</u> Mixed effect within the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The timing, scope and scale of development which might come forward in accordance with policy. The policy may result in investment being taken away from allocated sites meaning they are not developed as envisaged over the plan period, especially where such sites may be more attractive to the market and responsive to demand than existing supply. Low-medium risk.</p>

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Policy DM09: Open Countryside				
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 policy assists regeneration by resisting most types of development in the open countryside, in turn directing this investment towards the existing urban area helping to support regeneration objectives and reduce levels of deprivation. The policy prevents any large scale growth which would undermine or prejudice this spatial focus. The policy supports rural diversification and sustainability of the countryside in Pendle where proposals are considered suitable, and permits small scale affordable housing as an exception where consistent with policy and justified.</p> <p><u>Term</u></p> <p>Medium-Long term positives at least for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Allocated sites and sites within development boundaries come forward as necessary through the plan period. Proposals for development within the open countryside are consistent with the policies of the Local Plan.</p> <p><u>Uncertainties</u></p> <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. Medium risk.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would direct investment to greenfield sites located on the edge of the built up area which are likely to be more attractive and less costly to develop in comparison to brownfield sites. This could adversely affect regeneration objectives and plans to tackle social deprivation by channelling this investment elsewhere. Sites on the edge of built up areas tend to be less accessible by public transport, cycling, and foot to existing services and facilities, sources of employment and shops, with sites being less sustainable as a result. Such sites may however support rural vitality and vibrancy by introducing new population to an area to support existing service provision and rural businesses however equally, development may be harmful to service quality due to increased pressure on capacity.</p> <p><u>Term</u></p> <p>Short to medium significant negative effects, reducing to negative effects in the longer term.</p> <p><u>Mitigation</u></p> <p>Developer contributions and site proposals may delivery improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><u>Assumption</u></p> <p>Sites on the edge of built-up areas are generally less accessible and further away from key services, facilities, shops and sources of employment.</p> <p><u>Uncertainties</u></p> <p>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</p>

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Policy DM09: Open Countryside				
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to protect the open countryside from inappropriate development safeguarding it as an open and tranquil natural resource for the health and wellbeing residents of the Borough. The policy permits limited forms of development where consistent with its location in the open countryside which supports the rural economy and assists regeneration objectives by limiting the forms of development allowed in the countryside directing this investment to within settlement boundaries. This may include proposals beneficial to local health and wellbeing.</p> <p><u>Term</u></p> <p>Short, medium, and long term benefits at least for the duration of the plan.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>	+/-	<p><u>Likely Significant Effects</u></p> <p>Sites on the edge of existing settlement would be closely served and be accessible to recreational opportunities located within the open countryside. Sites may however be inaccessible by foot or bicycle broader existing facilities such as parks and leisure centres. The development of greenfield land could adversely affect the health and wellbeing of existing residents owing to impact on residential amenity or reducing/severing links to the open countryside. New developments could provide for enhanced links or recreational facilities for the benefit of all.</p> <p><u>Term</u></p> <p>Mixed effects assessed with positive effects likely for new residents and adverse effects assessed for existing residents.</p> <p><u>Mitigation</u></p> <p>Mitigation could be dealt with via planning obligations / conditions or s106 contributions in policy SUP 8.</p> <p><u>Assumptions</u></p> <p>The enhanced viability of development outside of settlement boundaries could provide greater scope for developer contributions and benefits to the wider community.</p> <p><u>Uncertainties</u></p> <p>Effects will vary from site to site.</p>

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Policy DM09: Open Countryside				
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>Areas of the open countryside are typically not as well served in terms of infrastructure, services, and access to employment as urban areas. The policy assists sustainable development by prevent inappropriate forms of development in the open countryside, helping to direct this to the urban area in accordance with the spatial strategy and provide for a coordinated approach between the location and amount of development and the provision of infrastructure. The proposed approach provides certainty, important for developers, the community and infrastructure over the location, amount and timing of development to be delivered over the plan period. Limited forms of development are however permitted in the open countryside where this will support the sustainability of rural areas where justified and consistent with policy requirements.</p> <p><u>Term</u></p> <p>Short-medium-long term benefits across the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions sought as necessary in accordance with Policy SP12 through the development management process.</p> <p><u>Assumptions</u></p> <p>There are suitable and accessible sites located within in Urban Areas which are available and deliverable for development. There is capacity in services and infrastructure to support further development in urban areas. Proposals for development within the open countryside are consistent with the policies of the Local Plan.</p> <p><u>Uncertainties</u></p> <p>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would encourage/allow development to take place outside of settlements, which are likely to be less accessible by public transport and existing services and facilities then sites located within settlement boundaries. The policy would encourage development which contradicts the spatial strategy, and lead to pressure on existing services which may not have the capacity for development. Investment in places outside settlements may undermine service quality and infrastructure provision within settlements, and undermine/prejudice the development of allocated sites with spare capacity in existing infrastructure taken by unplanned development. The absence of a defined strategy prohibits infrastructure investment providing lag and/or insufficient service provision.</p> <p><u>Term</u></p> <p>Short to medium negative effects. Longer term effects may reduce to neutral depending on technology changes, future growth and changing patterns of behaviour.</p> <p><u>Mitigation</u></p> <p>Mitigation is dealt with via planning obligations / conditions or s106 contributions in policy SP12.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scale, type and location of development relative to existing services and infrastructure. Technology changes and likelihood of a modal shift. Low-medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The policy resists most forms of development in the open countryside with the range, types, location of development permitted in these areas limited. In turn the policy directs assists to investment to existing urban areas supporting the sustainable redevelopment of previously development sites encouraging their renewal and turn protecting undeveloped soils from loss. The</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would allow development outside of settlements discouraging the reinvestment and redevelopment of existing buildings and land. This would result in the loss of land in agricultural use, including soils of higher quality to permanent forms of development. There is however little to no Best and Most Versatile land in Pendle.</p> <p><u>Term</u></p>

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Policy DM09: Open Countryside				
		<p>primary purpose of this policy is to maintain and enhance the open countryside which would have associated conservation and enhancement of soils.</p> <p><u>Term</u> Significant benefits from adoption for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Soil quality is highest in rural areas.</p> <p><u>Uncertainties</u> Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>		<p>Permanent negative effects from adoption.</p> <p><u>Mitigation</u> Density increases would limit the loss of undeveloped land.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties.</u> Soil quality varies within the district with large tracts of undeveloped land not considered to be BMV. Low-medium risk.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u> Existing watercourses within the open countryside would be protected from inappropriate/polluting forms of development. Equally, the concentration of development in urban areas may adversely affect water quality and resources in these areas if not sufficiently controlled. No objection has thus far been received regarding capacity levels of water infrastructure from statutory providers though longer term projections show sensitivity in overall capacity. Engagement will continue through the plan preparation process and post adoption through the Duty to Cooperate.</p> <p><u>Term</u> Neutral effects in the short to medium term, becoming uncertain in the longer term depending on effects of climate change and the capacity of infrastructure available.</p> <p><u>Mitigation</u> Adoption of water efficiency standards through development which recycle and minimise the amount of water used.</p> <p><u>Assumptions</u> There is adequate water infrastructure to support planned growth.</p> <p><u>Uncertainties</u> Further engagement with the Environment Agency, United Utilities and Yorkshire Water will be necessary regarding</p>	-	<p><u>Likely Significant Effects</u> The policy would enable the development of greenfield land outside of settlement boundaries which may be important for water quality and resources. Policy requirements ensuring that development does not adversely affect such resources would ensure a neutral effect for this objective. The policy would however would afford the opportunity for additional development above and beyond that planned for and envisaged through the local plan placing water resources under pressure. A minor adverse effect is therefore assessed.</p> <p><u>Term</u> Permanent negative effect from adoption.</p> <p><u>Mitigation</u> Water resource infrastructure may be secured through a development to limit and minimise this impact.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Climate Change and the effect this has on the supply of water. Medium risk.</p>

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Policy DM09: Open Countryside				
		proposed allocated sites and the potential impact these would have on supply, infrastructure and water quality. Changing development needs result in pressure for further development beyond those planned through the Local Plan. Climate change puts water resources under pressure. Medium risk.		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy resists inappropriate forms of development in the open countryside and in turn protected undeveloped greenfield land from development helping to safeguard existing drainage basins. Such land is important in minimising flood risk in the Borough.</p> <p><u>Term</u></p> <p>Likely positive effects from adoption across the plan period.</p> <p><u>Mitigation</u></p> <p>Third party initiatives to enhance flood risk storage within river basins/catchment areas to slow surface water drainage and enhance river capacity.</p> <p><u>Assumptions</u></p> <p>Parts of urban areas are subject to flood risk. The development of brownfield land providing greenfield run-off rates has the potential to deliver a betterment to flood risk in urban areas.</p> <p><u>Uncertainties</u></p> <p>Climate change increases severity and frequency of extreme weather events. Climate Change, rural economic activity reduces soil integrity, and alters the capacity of greenfield land to absorb the flow of water. Medium risk.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would enable the development of greenfield land outside of settlement boundaries. This would result in an increase in the amount of developed land within the Borough reducing the amount of greenfield land available to store and reduce runoff.</p> <p><u>Term</u></p> <p>Likely permanent adverse effects, though the extent and nature of this adverse effect could be reduced with effective mitigation.</p> <p><u>Mitigation</u></p> <p>SuDs. Amount, layout and form of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The effects of climate change on extreme weather events and effectiveness and practicality of SuDs measures. Medium risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports rural diversification and sustainability of the countryside in Pendle. The policy prevents inappropriate development in the open countryside maintaining air quality in this part of the Borough. Development is focussed towards areas which are accessible to services, employment and shops reducing the need to travel.</p> <p><u>Term</u></p> <p>Short, medium and long term positive effects for the plan period.</p> <p><u>Mitigation</u></p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would enable development outside of settlement boundaries where access to sufficient and practical forms of sustainable infrastructure is more limited, and services, facilities, shops and sources of employment are typically further away. Such development would encourage access via car, with adverse effects for air quality across the Borough.</p> <p><u>Term</u></p> <p>Short to medium negative effects, potentially reducing in the longer term with changing technology and behaviour patterns.</p> <p><u>Mitigation</u></p>

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Policy DM09: Open Countryside				
		<p>Sustainability standards in new development such as electric charging points. Measures to encourage access via non-polluting forms of transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The means and frequency of access to the open countryside. Changing technology. Changing needs. Changing patterns in behaviour and attitudes to climate change and air quality. Low-medium risk.</p>		<p>Travel plan measures. Infrastructure enhancements. Car sharing. Electric charging facilities. Cycle storage.</p> <p><u>Assumptions</u></p> <p>Undeveloped sites on the edge of settlements are typically less sustainable than locations within settlement boundaries.</p> <p><u>Uncertainties</u></p> <p>Changes in technology, demand and patterns in behaviour. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports rural diversification and sustainability of the countryside in Pendle, this policy supports sustainability issues and has been assessed as having a minor positive effect on this objective. Development is focussed towards areas which are accessible to services, employment and shops reducing the need to travel.</p> <p><u>Term</u></p> <p>Short, medium and longer term positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would enable development outside of settlement boundaries where access to sufficient and practical forms of sustainable infrastructure is more limited, and services, facilities, shops and sources of employment are typically further away. Such development would encourage access via car, with adverse effects for greenhouse gas emissions across the Borough.</p> <p><u>Term</u></p> <p>Negative effects in the short to medium term, reducing towards neutral in the longer term as technology and behaviours adapt.</p> <p><u>Mitigation</u></p> <p>Travel plan measures. Infrastructure enhancements. Car sharing. Electric charging facilities. Cycle storage. Greenfield sites may have greater means to adopt renewable technology for energy generation owing to enhanced viability.</p> <p><u>Assumptions</u></p> <p>Undeveloped sites on the edge of settlements are typically less sustainable than locations within settlement boundaries.</p> <p><u>Uncertainties</u></p> <p>Changes in technology, demand and patterns in behaviour. Low-medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover)	+	<p><u>Likely Significant Effects</u></p> <p>The policy benefits this objective by directing development away from undeveloped mineral safeguarding areas which exist quite extensively outside of established settlements.</p> <p><u>Term</u></p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy adversely affects this objective by enabling development in the open countryside potentially putting at risk mineral safeguarding areas.</p> <p><u>Term</u></p>

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Policy DM09: Open Countryside					
and ensure the sustainable use of natural resources.		<p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed.</p>		<p>Minor permanent adverse effects.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to protect the open countryside from inappropriate forms of development in turn protecting existing habitats, geological features, and green infrastructure from harm which existing within this area. This includes some of the Borough's most extensive and important designated areas and sources of green infrastructure. The assists in directing growth to existing built areas which generally have a lower value/use by wildlife. There will however be previously developed sites within the settlement boundary which have a high biodiversity value which will require an appropriate response applying Biodiversity Net Gain.</p> <p><u>Term</u></p> <p>Likely positive effects from adoption of the plan, at least until the end of the plan period.</p> <p><u>Mitigation</u></p> <p>Net gain for biodiversity and geodiversity sought through planning applications.</p> <p><u>Assumptions</u></p> <p>The densely built form of Pendle's main towns mean that there are limited areas important for biodiversity found within settlement boundaries in contrast to those found outside or adjacent to the settlement boundary.</p> <p><u>Uncertainties</u></p> <p>Pressure to develop Greenfield sites should identified allocated sites not come forward as envisaged. Value of sites for biodiversity within the settlement boundary. Low-medium risk.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The scope to develop on the edge of built up areas may result in harmful effects for biodiversity, geodiversity and green infrastructure through the loss of greenfield land which may have a role in one or all three. Policy requirements would have require this to be adequately addressed with biodiversity net gains sought and open space contributing to and even enhancing green infrastructure links for the benefit of wildlife and residents alike. The overall effect is assessed as a minor negative owing to the pressure that the loss of greenfield land would have for wildlife due to the loss of an irreplaceable resource.</p> <p><u>Term</u></p> <p>Initially significant adverse effects reducing over time where mitigation measures are implemented.</p> <p><u>Mitigation</u></p> <p>Provision of habitat areas within open space, landscaping or buildings to deliver net gain for biodiversity.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Relevance and success of measures provided within developments to mitigate effects of development on wildlife. Medium risk.</p>	

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Policy DM09: Open Countryside				
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The policy limits the scale and type of development which is permitted in the open countryside. In turn this protects heritage assets located in the open countryside and/or where the open countryside forms part of the heritage asset's significance or setting from harm which could occur from inappropriate forms of development. Heritage assets are found across all parts of the Borough and so the policy's restriction to development in the open countryside could place pressure to development sites which are historically sensitive or affect a heritage asset to meet development needs. The policy has uncertain effects on this objective.</p> <p><u>Term</u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>	?	<p><u>Likely Significant Effects</u></p> <p>The policy broadens the potential for new development to impact on heritage assets in the Borough. Heritage assets exist throughout the Borough, and their significance and relationship to the wider natural and built environment varies. The resulting effects of the policy on this objective is therefore unclear and is dependent on site specific issues.</p> <p><u>Term</u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Scale, location, type of development and nature of affected heritage asset. Low-medium risk.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy affords protection to the open countryside from inappropriate forms of development, in turn conserving the local landscape and sites located on the edge of settlements which are considered important to townscape character which may include conservation areas. Limited development is permitted through the policy, however such development is required to safeguard or enhance the character of the area.</p> <p><u>Term</u></p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would enable development beyond built up boundaries. This may have an adverse effect on the setting and character of a settlement, and result in adverse effects for visual qualities of the local landscape if built form interrupts a previously undeveloped vista.</p> <p><u>Term</u></p> <p>Initial significant adverse effects, reducing to between negative and neutral in the longer term with adoption of successful mitigation measures</p>

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Policy DM09: Open Countryside			
		<p>Positive effects from adoption across the short, medium and into the long term for the plan period.</p> <p><u>Mitigation</u></p> <p>Design, scale, and location of development. Landscaping, Use of high quality materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Pressure to develop Greenfield sites should identified supply not come forward or development targets not be achieved. Low-medium risk.</p>	<p><u>Mitigation</u></p> <p>Landscaping/boundary treatments, use of materials, scale and massing to reflect the local built environment.</p> <p><u>Assumptions</u></p> <p>Undeveloped land adjacent to settlements plays a role in defining their setting and unique character.</p> <p><u>Uncertainties</u></p> <p>Certain forms, types and scales of development may enhance the built character and result in a neutral effect on local landscapes. Low-medium risk.</p>

Policy DM10: Landscape Character		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to ensure that new development does not adversely affect landscape quality and important views, and ensure that landscape is adequately taken into account through the design process.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy will be beneficial to environmental objectives given the protective measures provided for the policy to natural features. For social objectives the impact is mixed, with potential positive effects for health and wellbeing, balanced against potential reduced capacity of sites owing to landscape constraints. Similar uncertainties exist for economic objectives, though it should be noted that for both housing and economic sites, the Council has identified a supply of sites which is in excess of targets and capacity exists within settlement boundaries for further growth.</p> <p><u>Alternative Options</u></p> <p>The policy reflects the NPPF position regarding landscapes, and ensures that landscape quality is safeguarded for the enjoyment of future residents. It is considered that there is no reasonable alternative to the policy which would be consistent with national planning policy. No reasonable alternative has therefore been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	?	<p><u>Likely Significant Effects</u></p> <p>The policy requires proposals to respond to findings which conclude adverse effects for landscape quality. The layout, form, scale, capacity, and type of development which might be approved may be affected by this policy and as such the amount and diversity of housing supply may also be affected. Landscape as a constraint to development has been considered through the site selection process at a high level with suitable mitigation measures set out in site specific policy the impact of the policy will vary depending on site specific circumstances. The policy should not however prevent the full delivery of the housing requirement.</p> <p><u>Term</u></p> <p>Uncertain effect for the plan period depending on the scale, location and type of development proposed at a site level. Possible neutral effects in the longer term with adoption mitigation measures.</p>

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Policy DM10: Landscape Character		
		<p><u>Mitigation</u> Siting, layout, form, mass of development, materials used, Landscaping. Topographical changes.</p> <p><u>Assumptions</u> Measures outlined in policy to address a development's effect on the landscape can be mitigated in line with policy.</p> <p><u>Uncertainties</u> Identified sites fail to come forward as envisaged resulting in a pressure to develop land in higher quality landscapes. Development needs change resulting in increased pressure for new development. Low-medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	?	<p><u>Likely Significant Effects</u> The policy requires proposals to respond to findings which conclude adverse effects for landscape quality. The layout, form, scale, capacity, and type of development which might be approved may be affected by this policy and as such the amount and diversity of employment land may also be affected. Landscape as a constraint to development has been considered through the site selection process at a high level with suitable mitigation measures set out in site specific policy the impact of the policy will vary depending on site specific circumstances. The policy should not however prevent the full delivery of the employment land requirement.</p> <p><u>Term</u> Uncertain effect for the plan period depending on the scale, location and type of development proposed. Possible neutral effects in the longer term with adoption mitigation measures.</p> <p><u>Mitigation</u> Siting, layout, form, mass of development, materials used, Landscaping. Topographical changes.</p> <p><u>Assumptions</u> Measures outlined in policy to address a development's effect on the landscape can be mitigated in line with policy.</p> <p><u>Uncertainties</u> Identified sites fail to come forward as envisaged resulting in a pressure to develop land in higher quality landscapes. Development needs change resulting in increased pressure for new development. Low-medium risk.</p>

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Policy DM10: Landscape Character		
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 policy requires applicants to consider and address the landscape effects of their proposals. The layout, form, scale, capacity, and type of development which may be permissible on a site may be affected by this policy and as such the amount, location and diversity of development may be affected. Landscape quality and character as a constraint is less likely to affect urban areas, and as such unlikely to prevent investment taking place within these areas. The promotion of the landscape quality is likely to support the health and wellbeing of residents supporting efforts to reduce deprivation and maintain the qualities of the physical landscape which contribute to the identity and vitality of Pendle.</p> <p><u>Term</u></p> <p>Minor positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>Siting, layout, form, mass of development, materials used, Landscaping. Topographical changes.</p> <p><u>Assumptions</u></p> <p>Measures outlined in policy to address a development's effect on the landscape can be mitigated in line with policy.</p> <p><u>Uncertainties</u></p> <p>Identified sites fail to come forward as envisaged resulting in a pressure to develop land in higher quality landscapes. Development needs change resulting in increased pressure for new development. Low-medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The overriding aim of the policy is to conserve and enhance the existing landscape. Such landscapes may be important to the health and wellbeing for local residents, be it as a resource of recreation, tranquillity, or amenity. The policy aims to secure and where possible enhance these landscapes for the enjoyment of existing and future residents and is therefore beneficial in delivering this objective.</p> <p><u>Term</u></p> <p>Positive effects from the medium term for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>None</p> <p><u>Assumptions</u></p> <p>Capacity exists within the borough to meet development needs without adverse effects for landscape quality.</p> <p><u>Uncertainties</u></p> <p>None. Low risk.</p>

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Policy DM10: Landscape Character		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>There is no link between the policy regarding landscape quality and this objective. The overall effect is therefore considered to be negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>Not assessed</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Not assessed</p>
6. To encourage the efficient use of land and conserve and enhance soils.	?	<p><u>Likely Significant Effects</u></p> <p>Measures required of the policy to address a proposal's effect on the landscape may impact the developable area/form of development potentially enhancing or adversely affecting the efficient use of land. The implication of this policy on this objective will alter depending on the nature of the proposal and site specific and local circumstances and as such cannot be determined on a district wide basis.</p> <p><u>Term</u></p> <p>Uncertain effects over the plan period depending on the scale, location and type of development proposed.</p> <p><u>Mitigation</u></p> <p>Mitigation measures are set out in policy to set out how a proposal can avoid adverse effects and respond to the qualities of the local landscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The location, scale and type of development which may come forward over the plan period. Low-medium risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM10: Landscape Character		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>In protecting landscape character the policy requires conservation, and where possible, enhancement of watercourses and water bodies. This is beneficial for protecting water resources and quality where these contribute to landscape quality safeguarding them from pollution or the loss of their natural condition. The policy is therefore supportive of this objective and as such scores a minor positive effect.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term, at least for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Areas left free of development. Functioning as open space/net biodiversity areas.</p> <p><u>Assumptions</u></p> <p>The application of the policy's requirements are feasible and viable.</p> <p><u>Uncertainties</u></p> <p>The degree to which the safeguarding and enhancement of watercourses and waterbodies can be secured through new development. Low risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>In protecting landscape character the policy requires conservation, and where possible, the enhancement of watercourses and water bodies. The policy also seeks to safeguard other natural features which contribute to drainage basin systems providing natural means of slowing and draining water. The protection of these features contributes to this objective.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term, at least for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Areas left free of development. Functioning as open space/net biodiversity areas.</p> <p><u>Assumptions</u></p> <p>The application of the policy's requirements are feasible and viable</p> <p><u>Uncertainties</u></p> <p>The degree to which the safeguarding and enhancement of watercourses and waterbodies can be secured through new development. Low risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>Measures put in place within developments to address landscape issues, requiring a greening of the site and redistribution of development may have localised positive effects on air quality.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM10: Landscape Character		
		<p>Areas left free of development. Functioning as open space/net biodiversity areas. Changes in density and layout.</p> <p><u>Assumptions</u> The application of the policy's requirements are feasible and viable</p> <p><u>Uncertainties</u> The extent of design measures undertaken to address landscape and the impact these have on air quality. Low risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The protection and enhancement sought by the policy to environmental features such as trees, hedgerows, and woodland will aid efforts to adapt to, slow and reverse the effects of climate change. The policy is therefore measured to result in a minor positive effect for this objective.</p> <p><u>Term</u> Likely positive effects from the medium term, at least for the duration of the plan period.</p> <p><u>Mitigation</u> Areas left free of development. Functioning as open space/net biodiversity areas. New planting</p> <p><u>Assumptions</u> The application of the policy's requirements are feasible and viable</p> <p><u>Uncertainties</u> The rate of change and effects of Climate Change. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The protection afforded by the policy to landscape quality and character is also by proxy likely to protect areas of mineral deposits and natural resources from loss to development which feature quite extensively beyond settlement limits. The overall effect is considered to be a minor positive one.</p> <p><u>Term</u> Likely positive effects from the short term, at least for the duration of the plan period.</p> <p><u>Mitigation</u> Not assessed.</p> <p><u>Assumptions</u> Not assessed.</p> <p><u>Uncertainties</u> Not assessed.</p>

Appendix 3: Appraisal of Policy Options

Policy DM10: Landscape Character		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>The aim of the policy is to conserve and enhance the existing landscape which would have benefits for biodiversity and geodiversity. This may include restoring habitats and/or the maintenance and management of existing habitats to the benefit of wildlife and safeguarding those features most important to biodiversity, geodiversity and Green Infrastructure, consistent with the Green Infrastructure strategy. Overall the policy is considered to result in considerable benefits for this objective.</p> <p><u>Term</u></p> <p>Likely significant positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Features providing for net gain for biodiversity. Appropriate use of land. Open space and natural green space.</p> <p><u>Assumptions</u></p> <p>Natural features within a site also fulfil an important function for wildlife.</p> <p><u>Uncertainties</u></p> <p>Natural features provided through developments are well maintained, are appropriate for local wildlife and used by wildlife consistent with its intended use. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The aim of the policy is to conserve and enhance the existing landscape including landscape features of cultural, historic and heritage value. The application of this to development proposals will safeguard and where possible enhance the Borough's heritage assets, leading to improvements in the quality of the environment in landscapes where historic assets are sited. The policy is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Scale and location of development, layout, materials, landscaping, open space, and proximity of and relationship to constraints</p> <p><u>Assumptions</u></p> <p>Assumed that measures to address landscape effects also benefit the historic environment.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The aim of the policy is to conserve and enhance the existing landscape, inclusive of townscapes. The policy achieves this ensuring that the design and layout of a development is responsive to the local landscape and that negative effects are suitably mitigated. The policy requires a broad range of issues to be taken into account and conserve through the development process, this includes natural features, settlement identity, rural-urban transitions, skylines and topography, historic landscapes, views, and tranquillity. The policy is considered to have a significant positive effect on this objective.</p> <p><u>Term</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM10: Landscape Character		
		<p>Likely significant positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Scale and location of development, layout, materials, landscaping, open space</p> <p><u>Assumptions</u></p> <p>Measures implemented through new developments to address the impact on landscapes are maintained and deliver the intended effect.</p> <p><u>Uncertainties</u></p> <p>Pressure for greenfield development as a result of changing in need and/or under supply. Low-medium risk.</p>
Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty		
<p><u>Preferred Option Policy Summary</u></p> <p>In accordance with the NPPF, the preferred approach seeks to protect the intrinsic beauty, landscape quality, cultural and wildlife importance of the Forest of Bowland Area of Outstanding Natural Beauty. The policy seeks to keep development within the AONB to a minimum, responding to local needs only. Major developments are to be refused unless specific tests are met.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy has significant benefits for environmental objectives especially those relating to landscape, green infrastructure, biodiversity, and the historic environment and benefits for air quality and climate change, owing to the protection it provides against inappropriate and major forms of development safeguarding the existing environment. The policy is also beneficial for social objectives relating to health and wellbeing recognising the valued recreational role the AONB has for residents. It will support the local economy by preserving the distinctiveness and quality of a key local natural asset of the Borough which is important for attracting visitors to the area. It is supportive of infrastructure objectives by ensuring that development does not result in over development in areas where infrastructure has less capacity. The policy performs neutrally for objectives to promote housing delivery with sufficient sites and opportunity identified outside the AONB to meet identified needs in accordance with the proposed spatial strategy. Whilst the policy has positive effects for this objective by safeguarding the AONB from inappropriate forms of development, the benefits of the policy for tourism could attract increased visitor numbers to the AONB resulting in greater pressure for the environment from increased visits.</p> <p><u>Alternative Options</u></p> <p>The policy reflects the NPPF position regarding the AONB and development within the AONB. As a result it is not considered that there is any reasonable policy alternative to the preferred option. No reasonable alternative is therefore assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The Forest of Bowland AONB occupies the largely rural area surrounding Pendle Hill in the west of the Borough. The Spatial Strategy expects little to no development in this area, with any development small in scale and justified by robust evidence illustrating needs. The AONB and restrictive approach to development within this area does not undermine broader objectives to meet the diverse housing needs of the population, with sufficient allocated sites identified in the Local Plan in locations which do not effect this designation. In accordance with the NPPF, large scale growth in this area is not appropriate and nor would it be effective in responding to the housing needs of the population. Rural exceptions within the AONB will be permitted where consistent with policy ensuring that local housing needs can be accommodated should they come forward.</p> <p><u>Term</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty		
		<p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>New homes in the AONB will be expected to be of highest quality and respond to and safeguard the local character, quality of the landscape, and cultural heritage of the local area.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale of housing need within the AONB may be greater than permitted in policy. Low risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The Forest of Bowland AONB occupies the largely rural area surrounding Pendle Hill in the west of the Borough. The Spatial Strategy expects little to no development in this area, with any development small in scale and justified by robust evidence illustrating needs. The AONB and restrictive approach to development within this area does not undermine broader objectives to meet the employment land needs of the population, with sufficient allocated sites identified in the Local Plan in locations which do not effect this designation. In accordance with the NPPF large scale growth in this area is not appropriate and nor would it be effective in responding to the housing needs of the population. The policy confirms the types of small scale growth which may be permissible in the AONB to support the rural economy. The policy also safeguards the AONB which provides for a distinctive landscape important to the image and attractiveness of the Borough as a place to visit and invest in supporting tourism in Pendle in accordance with key spatial and corporate objectives.</p> <p><u>Term</u></p> <p>Positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>New premises and/or conversion of existing buildings will be expected to be of the highest quality and respond to and safeguard the local character, quality of the landscape, and cultural heritage of the local area</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Activities take place which place the AONB under pressure. Low-medium risk.</p>

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Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty		
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>Whilst the policy aims to safeguard the special qualities of the AONB, where suitable and where criteria have been met, development which promotes vibrant communities may be permitted. This includes development for agriculture and horticulture, residential conversions/exception sites, and sustainable tourism encouraging redevelopment and reuse of existing buildings. The scope provided ensures that rural communities can be maintained in a proportionate and sustainable way.</p> <p><u>Term</u></p> <p>Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>Proposals will be expected to be of the highest quality and respond to and safeguard the local character, quality of the landscape, and cultural heritage of the local area.</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.	+	<p><u>Likely Significant Effects</u></p> <p>The Forest of Bowland AONB is used regularly by residents and tourists as a valuable source of recreation and tranquillity, and makes a positive contribution to the identity and attractiveness of the Borough. The associated benefits to maintaining the overriding qualities of the AONB as sought through this policy will have consequential benefits for the health and wellbeing of residents in Pendle and further afield by encouraging sustainable recreation.</p> <p><u>Term</u></p> <p>Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>New developments will be expected to be of the highest quality and respond to and safeguard the local character, quality of the landscape, and cultural heritage of the local area</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes small scale sustainable development within the AONB which will help sustain rural communities and businesses. The investment brought by such development will be important in ensuring that residents local to the AONB do not have to travel or leave to access daily essential services, sources of employment and suitable housing. This is important not only to the social and economic success of this area, but to also promote sustainable travel in rural areas.</p> <p><u>Term</u></p> <p>Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>Measures to encourage the use of non-car modes for developments may be sought through Planning Contributions.</p> <p><u>Assumptions</u></p> <p>Developments provide benefits to the local community and businesses.</p> <p><u>Uncertainties</u></p> <p>A modal shift cannot be forced. Jobs provided in the AONB may not be taken up by residents of the AONB. Existing housing stock in the AONB may be bought by people with no connection to the area/used as holiday homes/second homes. Existing services and facilities may reduce in quality/capacity/completely close due to the lack of funding. Low-medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages the most suitable and sensitive use of land within the AONB including the promotion of re-use/conversion of existing buildings. This safeguards the loss of land within the AONB to inappropriate forms of development.</p> <p><u>Term</u></p> <p>Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy by its implementation will help safeguard water quality and resources which are to be found within the AONB from inappropriate forms of development. The AONB in Pendle forms an important catchment for watercourses draining into the Calder Valley to the South, and Ribble Valley to the North contributing to the quality and supply of water to these catchments.</p> <p><u>Term</u></p> <p>Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>Limited forms and types of developments are permissible in the AONB. Design requirements and sustainable build standards to be implemented.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Effects of climate change on supply of water. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The restrictive approach of this policy to a wide range of forms of development acts to safeguard important and undeveloped areas of land within the AONB which fulfil an important function in reducing flood risk downstream providing significant areas of water storage slowing water flow in flood events.</p> <p><u>Term</u></p> <p>Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>Proposals to be design and developed in accordance with strategic flood risk policy.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Climate change effects functionality and capacity of drainage basins. Medium risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports rural diversification and sustainability of the countryside in Pendle, this could result in minor benefits to air quality as local residents become less reliant on polluting modes of transport to access local services and sources of employment. Benefits to air quality are likely to daily use. The impact on development on this objective will depend on the scale, form, type, and location of development. The policy further prevents major development from occurring within the AONB safeguarding the air quality experienced in this part of the borough. A minor positive effect is assessed overall.</p> <p><u>Term</u></p>

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Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty		
		<p>Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u> Measures to promote sustainable travel through new development secured by planning condition/obligation</p> <p><u>Assumptions</u> N/a.</p> <p><u>Uncertainties</u> Changes in technology/behaviours/attitudes may influence significantly air quality over the plan period. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy supports rural diversification and opportunities for sustainable growth within the AONB important to secure the longevity of the area as a place to live, work and play sustainably in. It also seeks to protect the AONB which is an important natural environment. Overall a positive effect is assessed owing to the protection afforded to a large natural resource.</p> <p><u>Term</u> Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u> Sustainable build standards, efficiency in the use of resources, measures to promote sustainable travel.</p> <p><u>Assumptions</u> N/a.</p> <p><u>Uncertainties</u> Changes in technology/behaviours/attitudes may influence significantly efforts to minimise greenhouse gas emissions and our adaptiveness to climate change. Low-medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy protects the AONB for inappropriate forms of development and as such also protects mineral safeguarding and natural resources found within. The policy is assessed as having a minor positive impact.</p> <p><u>Term</u> Short, medium and long term benefits over the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>

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Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	<p><u>Likely Significant Effects</u></p> <p>The aim of the policy is to protect the landscape and cultural qualities of the AONB from inappropriate forms of development. The AONB is not just an asset for tourism and recreation but also acts as an important habitat for wildlife and is integral to the Borough's Green Infrastructure network. The protection of the AONB against inappropriate development which is afforded by this policy will therefore result in benefits to biodiversity, geodiversity and the Borough's Green Infrastructure Network and will contribute to the implementation of the AONB Management Plan.</p> <p><u>Term</u></p> <p>Short, medium and long term significant benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>Net gain for biodiversity secured through new development</p> <p><u>Assumptions</u></p> <p>Development is of an appropriate type and scale to deliver improvements for biodiversity.</p> <p><u>Uncertainties</u></p> <p>Climate Change and use of the AONB for recreation undermines efforts to conserve the local landscape and reduces the benefits this has for wildlife. Low to medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The policy aims to secure the cultural qualities of the AONB which is exhibited by its built and natural environment. This includes the AONB's historic environment which contributes positively to its unique character and landscape. Proposals within the AONB will be expected to respond to and avoid harm to the historic environment especially where this harm would threaten the cultural heritage of the AONB. This will help support the delivery and implementation of the AONB Management Plan.</p> <p><u>Term</u></p> <p>Short, medium and long term significant benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>High quality design, landscaping, use of local materials, small scale development</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>

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Policy DM11: Forest of Bowland Area of Outstanding Natural Beauty		
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The Policy aims to safeguard and enhance the special landscape qualities of the AONB. Within the AONB are the defined rural villages of Barley, Newchurch in Pendle, Roughlee and Spen brook. The special character, cultural and historic character of these settlements will be protected and enhanced through the application of this policy contributing the achievement of the objectives of the AONB Management Plan. The spatial strategy does not require substantial amounts of growth in the AONB and as such its protection would not increase pressure on other parts of the Borough.</p> <p><u>Term</u></p> <p>Short, medium and long term significant benefits over the plan period.</p> <p><u>Mitigation</u></p> <p>High quality design, landscaping, use of local materials, small scale development</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM12: Local Green Space		
<p><u>Preferred Option Policy Summary</u></p> <p>In accordance with the NPPF, the preferred approach seeks to protect maintain, and enhance areas of defined local green space which have been identified as having special value to local communities.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy has significant positive effects for social and environmental objectives, particularly in promoting health and wellbeing, tackling social deprivation, biodiversity and landscape given the value that maintaining the undeveloped nature of Local Green Spaces has for these policy objectives. A neutral effect is assessed for objectives to respond to housing and economic needs. Whilst the policy could restrict the development of housing or employment, it is clear that these needs can be accommodated without requiring land which is defined and designated as local green space.</p> <p><u>Alternative Options</u></p> <p>The policy reflects the NPPF position in regard to Local Green Spaces and development within Local Green Spaces. As a result it is not considered that there is any reasonable policy alternative to the preferred option. No reasonable alternative is therefore assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy sets stringent restrictions akin to Green Belt policy to the amount of development which can take place within any designated area and as such would constrain the development of new housing. Sufficient land and scope for development is however identified/provided elsewhere through other policies of the Local Plan which will minimise this effect.</p> <p><u>Term</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM12: Local Green Space		
		<p>Minor adverse effect softening to neutral with allocations and scope for development elsewhere identified to meet the housing requirement in full.</p> <p><u>Mitigation</u> Allocated sites. Windfall provision</p> <p><u>Assumptions</u> All sites identified for housing come forward as envisaged.</p> <p><u>Uncertainties</u> The need for housing alters over the plan period, and/or sites fail to come forward. Low-medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The policy sets significant restrictions to the amount of development which can take place within any designated area and as such would constrain the development of new employment land. Sufficient land and scope for development is however identified/provided elsewhere through other policies of the Local Plan which will minimise this effect.</p> <p><u>Term</u> Minor adverse effect softening to neutral with allocations and scope for development elsewhere identified to meet the employment land requirement in full.</p> <p><u>Mitigation</u> Allocated sites. Windfall provision</p> <p><u>Assumptions</u> All sites identified for employment come forward as envisaged and no employment land is lost to other types of development.</p> <p><u>Uncertainties</u> The need for employment land alters over the plan period, and/or sites fail to come forward. Existing sites lost to other uses. Low-medium risk. which place the AONB under pressure. Low-medium risk.</p>

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Policy DM12: Local Green Space		
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 policy seeks to safeguard existing areas of Local Green Space which are deemed important to the local community. This ensures that open space key for sustainable living, for recreation use, amenity etc is kept free from inappropriate forms of development protecting these areas for use by existing and new residents ensuring no harm caused to communities and deprivation levels as a result of loss of valued open space.</p> <p><u>Term</u></p> <p>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>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to safeguard existing areas of Local Green Space which are deemed important to the local community. This ensures that open space valued for local amenity, recreation, health and wellbeing is kept free from inappropriate form of development protecting these areas for use by existing and new residents securing their accessibility.</p> <p><u>Term</u></p> <p>Significant 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>None.</p>

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Policy DM12: Local Green Space		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to safeguard existing Local Green Space ensuring that the accessibility of the community to amenity areas and places for recreation is maintained and improved over the plan period. The policy is assessed as having a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>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>None</p>
6. To encourage the efficient use of land and conserve and enhance soils.	0	<p><u>Likely Significant Effects</u></p> <p>The policy would conserve existing sites designated as Local Green Space safeguarding them from development. Development needs are to be met in full through the Local Plan at identified allocations. The policy would not therefore effect the efficient use of land and is considered to have a neutral effect.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM12: Local Green Space		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy is unlikely to result in any detrimental effects on water quality and resources. The policy retains areas of Local Green Space which may or may not contain water resources and keep these free from inappropriate forms of development. The overall effect of this policy is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>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>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy ensures that areas identified as Local Green Space will be kept free from inappropriate forms of development, maintaining their open character and undeveloped nature. The implication of this is to retain areas which are likely to contribute to reducing flood risk and mitigating the effects of climate change. Depending of the location and role of areas defined as Local Green Space within the flood plain, this benefits flood risk capacity in river catchments and reduces the risk of flooding downstream.</p> <p><u>Term</u></p> <p>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>None.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The retention of Local Green Space will assist air quality levels by maintaining areas within the Borough and close to the built up area which remain free from development keeping recreational areas and sources of amenity accessible to the communities they are used and valued by. Local Green Spaces may be accessible to communities and hold a dual use for recreation need. The availability of such spaces close to existing communities reduces the need to travel.</p> <p><u>Term</u></p>

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Policy DM12: Local Green Space		
		<p>Positive effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Uses on site are low impact and infrequent.</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy maintains uses on site which are low carbon and/or carbon neutral such as access by foot and bicycle. Identified areas of Local Green Space may also be important local areas in serving to mitigate/reduce the effects of climate change where they reduce/absorb greenhouse gas emissions, providing shading or providing storage areas for flood water.</p> <p><u>Term</u> Positive effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Over usage, mismanagement and climate change may reduce the environmental quality of Local Green Spaces. Low-medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The policy keeps certain areas of land free from development safeguarding any minerals also located within them. The overall effect is assessed as neutral as the policy could direct development to other locations which are also important for minerals. Mineral safeguarding locations cover a large proportion of the Borough.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>

Appendix 3: Appraisal of Policy Options

Policy DM12: Local Green Space		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy contributes to the conservation of biodiversity and geodiversity by retaining areas identified as Local Green Space which may fulfil a dual purpose beneficial for local wildlife. Local Green Spaces also fulfil an important function to the Green Infrastructure of the Borough providing access to greenspaces and natural areas for communities and breaking up the urban areas.</p> <p><u>Term</u></p> <p>Positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Local Green Space in whole or in part has naturalistic features beneficial to wildlife</p> <p><u>Uncertainties</u></p> <p>Overuse through uncontrolled recreation activity has adverse effects for wildlife – i.e. trampling, disturbance, noise etc Low risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to assist in the objective of conserving and enhancing the historic environment, heritage assets and their setting, where designated Local Green Space is located surrounding, adjacent or in close proximity to a heritage asset and the Local Green Space contributes to this asset. The policy permits very limited forms of development ensuring that heritage assets within or closely related to Local Green Spaces are safeguarded.</p> <p><u>Term</u></p> <p>Positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>The Local Green Space may form part of the significance and/or setting of the heritage asset.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM12: Local Green Space		
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>Local Green Spaces may form part or positively contribute to quality and special character of a local landscape and/or townscape including the setting of a setting. The policy seeks to conserve areas of Local Green Space from inappropriate forms of development and as such the policy assists in maintaining landscapes and townscapes in accordance with this SA objective.</p> <p><u>Term</u></p> <p>Positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Local Green Space contributes positively to local landscape character and townscapes</p> <p><u>Uncertainties</u></p> <p>Lack of management or maintenance may result in a Local Green Space detracting from the local landscape character or townscape. Low-medium risk.</p>

Policy DM13: Pollution		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to protect the amenity, health and wellbeing of occupants, future users and neighbours of development proposals and seek to ensure that development does not/is not harmed by wider uses/resources during construction, from air quality, noise, vibration, pollutants and lighting.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy scores positively in response to environmental and some social objectives particularly objectives relating to health, wellbeing and deprivation. The policy has a neutral effect on housing and economic objectives noting the assessed availability of land in the borough to meet development needs, and high level consideration of these issues during the site selection process and in site policy requirements. Mixed effects are identified for regeneration objectives given the potential for sites to be affected by environment protection issues which may have a constraining effect, equally addressing these will make these areas attractive to invest in.</p> <p><u>Alternative Options</u></p> <p>The policy seeks to amenity, health and wellbeing of occupants, future users and neighbours of development and seek to ensure that development does not adversely affect the environment, and in this regard is consistent with the requirements of Paragraphs 185 of the 2021 NPPF. As such it is considered that there is no reasonable alternative to the preferred option. No reasonable alternative has therefore been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy works to safeguard uses and users from adverse effects of development and the operation of development including neighbouring existing uses. The policy has a potentially constraining effect on development in terms of location, layout and density, however should not affect the deliverability of the housing requirement.</p> <p><u>Term</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM13: Pollution		
		<p>Neutral effects given the availability of land to meet development needs.</p> <p><u>Mitigation</u> Allocated sites and windfall. Site layout, uses, design features, landscaping etc</p> <p><u>Assumptions</u> Sites are deliverable as envisaged through the plan making process.</p> <p><u>Uncertainties</u> Detailed technical evidence reveals constraints issues which are not known or worse than anticipated. Low-medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The policy works to safeguard uses and users from adverse effects of development and the operation of development including neighbouring existing uses. The policy has a potentially constraining effect on development in terms of location, layout and density, however should not affect the deliverability of the employment land requirement.</p> <p><u>Term</u> Neutral effects given the availability of land to meet development needs.</p> <p><u>Mitigation</u> Allocated sites and windfall. Site layout, uses, design features, landscaping etc</p> <p><u>Assumptions</u> Sites are deliverable as envisaged through the plan making process.</p> <p><u>Uncertainties</u> Detailed technical evidence reveals constraints issues which are not known or worse than anticipated. Low-medium risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM13: Pollution		
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 policy seeks to ensure that the development of sites does not result in adverse effects for the environment or health and wellbeing impacts for residents and users. The effects for regeneration are uncertain. The implementation of this policy could give rise to increased costs/complexity for applicants proposing to redevelop sites (which is evidenced to be likely in the M65 Corridor) and may render some sites unsuitable for specific uses. However the policy will make sites more attractive to end users/buyers/renters. The policy will also help tackle sources of pollution and adverse effects to health and wellbeing which may be prominent in areas suffering from deprivation, attracting wider investment. The policy helps to support sustainable living enabling sites within settlement boundaries to be redeveloped. Mixed effects are assessed for this SA Objective.</p> <p><u>Term</u></p> <p>Mixed effects dependent on site specific circumstances, variations</p> <p><u>Mitigation</u></p> <p>Land uses. Site layout, Density.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent of environmental issues on site and the cost/feasibility of addressing these without undermining viability. Low-medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The implementation of this policy will protect and enhance the health and wellbeing of residents and businesses of Pendle, addressing sources of pollution and help to ensure that issues such as noise, odour, and air quality do not worsen and improve through the development process.</p> <p><u>Term</u></p> <p>Significant positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Ground remediation. Site design and use.</p> <p><u>Assumptions</u></p> <p>Measures implemented through the development are viable and effective.</p> <p><u>Uncertainties</u></p> <p>Extent of environmental issues on site often unknown until ground works commence. Medium risk.</p>

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Policy DM13: Pollution		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>Measures outlined within the policy aimed at reducing pollution and addressing air quality by requiring development to be sustainably located, accessible and enhancements made to encourage walking and cycling help support the delivery of this objective.</p> <p><u>Term</u></p> <p>Positive effects in the medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>Infrastructure improvements, Travel Plan measures</p> <p><u>Assumptions</u></p> <p>Sites are readily sustainable and accessible or can be made so.</p> <p><u>Uncertainties</u></p> <p>Viability. Use of non-car modes by residents/users. Low-medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will help safeguard soils from potential sources of pollution through the construction phase. The proposal will therefore have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Mitigation measures conditioned and applied through the construction process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM13: Pollution		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of the policy will ensure that adverse effects on the environment from pollution are avoided during construction and operations which includes the water environment. This policy therefore supports the implementation of this objective.</p> <p><u>Term</u></p> <p>Minor positive effects.</p> <p><u>Mitigation</u></p> <p>Mitigation measures conditioned and applied through the construction process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u></p> <p>It is considered that there is no direct link between this policy and this objective. The effects are therefore considered to be negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>Not assessed</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to prevent an escalation of air quality issues during construction, and aims to ensure that development is sustainably accessed or can be made sustainably accessed. This includes potential requirements to enhance public transport infrastructure and to promote walking and cycling, and other travel plan measures, softening the effect of development on air quality.</p> <p><u>Term</u></p> <p>Positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Infrastructure improvements, Travel Plan measures</p> <p><u>Assumptions</u></p> <p>Sites are readily sustainable and accessible or can be made so</p> <p><u>Uncertainties</u></p> <p>Viability. Use of non-car modes by residents/users. Low-medium risk.</p>

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Policy DM13: Pollution		
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to limit adverse effects on the environment and promotes the improvement of and use of sustainable forms of transport to reduce climate emissions from new development, enabling existing developed sites to be developed sustainably. Overall minor positive effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Medium - Long term positive effects</p> <p><u>Mitigation</u></p> <p>Infrastructure improvements, Travel Plan measures</p> <p><u>Assumptions</u></p> <p>Sites are readily sustainable and accessible or can be made so</p> <p><u>Uncertainties</u></p> <p>Viability. Use of non-car modes by residents/users. Low-medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>Not assessed.</p> <p><u>Assumptions</u></p> <p>Not assessed.</p> <p><u>Uncertainties</u></p> <p>Not assessed.</p>

Appendix 3: Appraisal of Policy Options

Policy DM13: Pollution		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>Measures implemented through this policy through reducing environmental effects of construction, and addressing air quality, noise, and light issues, will also benefit ecology and local wildlife as adverse effects caused by development and the urban environment are softened allowing for reduced disturbance.</p> <p><u>Term</u></p> <p>Medium to long term positive effects. Positive effects should be permanent in nature.</p> <p><u>Mitigation</u></p> <p>Ground remediation. Site design and use</p> <p><u>Assumptions</u></p> <p>Measures implemented through the development are viable and effective.</p> <p><u>Uncertainties</u></p> <p>Extent of environmental issues on site often unknown until ground works commence. Medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u></p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>Policy requirements relating to lighting provided in new developments seek to avoid adverse effects on the open countryside/neighbouring buildings/uses which may feature as part of a valued landscape or townscape. I.e. lighting causing an urbanisation of the open countryside, or changing the character of townscapes at night.</p> <p><u>Term</u></p> <p>Medium to long term positive effects. Positive effects should be permanent in nature.</p> <p><u>Mitigation</u></p> <p>Measures to avoid spillage/glare</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> None</p>

Appendix 3: Appraisal of Policy Options

Policy DM14: Contaminated and Unstable Land		
<p>Preferred Option Policy Summary</p> <p>The preferred approach seeks to protect the amenity, health and wellbeing of occupants, future users and neighbours of development proposals and seek to ensure that development does not adversely affect the environment, communities or neighbouring uses as a result of contaminated land.</p> <p>Preferred Option Policy Appraisal</p> <p>The policy scores positively in response to ecology and some social objectives particularly objectives relating to health, wellbeing and deprivation. The policy has uncertain effect on economic objectives and housing supply objectives owing to the potential constraint caused by the policy to regenerate sites owing to increased cost and uncertainty as a result of requirements to address contaminated land. A mixed effect is assessed for regeneration, heritage and landscape/townscape objectives owing to the barriers that the policy will result in for the redevelopment of certain sites.</p> <p>Alternative Options</p> <p>The policy seeks to amenity, health and wellbeing of occupants, future users and neighbours of development and seek to ensure that development does not adversely affect the environment, and in this regard is consistent with the requirements of Paragraphs 185 of the 2021 NPPF. As such it is considered that there is no reasonable alternative to the preferred option. No reasonable alternative has therefore been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	?	<p>Likely Significant Effects</p> <p>The policy seeks to ensure that development appropriately addresses and mitigates the effects of contaminated and unstable land. The policy potentially restricts development by adding costs in order to make sites suitable and safe for reuse, however also enables the development of other sites by providing guidance which will enable their redevelopment. Overall an uncertain effect is identified for this objective.</p> <p>Term</p> <p>Likely uncertain effects for the plan period.</p> <p>Mitigation</p> <p>Ground remediation works. Development platforms etc. Third party funding to unlock sites.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Viability, true extent of contamination/stability issues. Medium risk.</p>

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Policy DM14: Contaminated and Unstable Land		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	?	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that development appropriately addresses and mitigates the effects of contaminated and unstable land. The policy potentially restricts development by adding costs in order to make sites suitable and safe for reuse, however also enables the development of other sites by providing guidance which will enable their redevelopment. Overall an uncertain effect is identified for this objective.</p> <p><u>Term</u></p> <p>Likely uncertain effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Ground remediation works. Development platforms etc. Third party funding to unlock sites.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability, true extent of contamination/stability issues. Medium risk.</p>
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 policy aims to ensure that the redevelopment of vacant and derelict sites does not result in adverse impacts for the environment and local communities. The proposal will have mixed effects for this objective by protecting existing communities from potential harm and allowing sites to be safely redevelopment, but could also prevent some sites from coming forward the significant costs generated by remediating sites threatening viability. A mixed effect is assessed.</p> <p><u>Term</u></p> <p>Mixed effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Ground remediation works. Development platforms etc. Access to third party funding to enable sites to come forward.</p> <p><u>Assumptions</u></p> <p>Suitable mitigation measures in place to ensure that the site is suitable.</p> <p><u>Uncertainties</u></p> <p>Increase cost in developing sites with implications for viability. Medium risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM14: Contaminated and Unstable Land		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The policy aims to protect the health and wellbeing of existing residents, existing and future users from potentially harmful effects of contaminated and unstable land. The policy will make a significant contribution in protecting the health and wellbeing interests of those living and working in Pendle from potentially harmful pollution which may occur during the development process.</p> <p><u>Term</u></p> <p>Significant positive permanent effects from adoption of plan.</p> <p><u>Mitigation</u></p> <p>Ground investigation. Remediation works. Safe removal and disposal of contaminants. Application of conditions through the DM process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent of issues related to ground contamination and stability will vary from site to site. The policy could have a significant effect on the viability of proposals (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	<p><u>Likely Significant Effects</u></p> <p>Contaminated sites may or may not be in sustainable and accessible locations. The policy guides development of these sites. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The measures set out in the policy will help to conserve and enhance soils at previously developed and contaminated sites with benefits for the environment including soils. The policy will prevent the cross contamination of soils, ensuring that their quality remains, and will help restore previously contaminated soil.</p> <p><u>Term</u></p>

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Policy DM14: Contaminated and Unstable Land		
		<p>Likely permanent positive effects subject to implementation over the plan period.</p> <p><u>Mitigation</u> Ground investigation. Remediation works. Safe removal and disposal of contaminants. Application of conditions through the DM process.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extend of issues related to ground contamination and stability will vary from site to site. The policy could have a significant effect on the viability of proposals (medium – high risk).</p>
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u> The requirement to address contaminated land will ensure that any nearby watercourses are not polluted by leeching/runoff as a result of the construction process. This is beneficial to securing water quality and resources of existing watercourses and could potentially address existing problems delivering a net benefit including the de-culverting of existing watercourses where this is justified.</p> <p><u>Term</u> Permanent positive effects from the medium term.</p> <p><u>Mitigation</u> Ground remediation works. Site layout. Protecting and restoring water courses.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent and nature of contamination and the ability for this to be addressed and managed through the construction process. Low-Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> It is considered that there is no direct link between this policy and this objective. The effects are therefore considered to be negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed.</p>

Appendix 3: Appraisal of Policy Options

Policy DM14: Contaminated and Unstable Land		
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to have positive affects for air quality. The policy ensures the safe and comprehensive remediation of contaminated grounds. Contaminated ground could include trapped gases which would harm air quality if not suitably addressed through the construction process.</p> <p><u>Term</u></p> <p>Permanent positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>There are feasible means to deal with any trapped gases that may be released through ground works.</p> <p><u>Uncertainties</u></p> <p>None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will assist the safe and suitable redevelopment of land which is known to be contaminated or unstable helping to limit the use of greenfield land for development. Protective measures taken in addressing ground conditions will benefit the environment, addressing local sources or pollution and managing local sources of emissions.</p> <p><u>Term</u></p> <p>Permanent positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Ground works. Safe removal and storage of contaminated materials.</p> <p><u>Assumptions</u></p> <p>Contaminated land is also a source of harmful materials/gases to the environment. PDL sites subjected to contamination are sustainably located and accessible.</p> <p><u>Uncertainties</u></p> <p>None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+/-	<p><u>Likely Significant Effects</u></p> <p>The policy requirement to address contaminated and unstable land in the development of sites presents a challenge in securing the safe disposal of extracted and removed materials. At the same time the redevelopment of contaminated land within settlement boundaries would limit and safeguard undeveloped sites which have more importance for minerals and natural resources. Mixed effects are assessed.</p> <p><u>Term</u></p> <p>Mixed effects for the plan period.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM14: Contaminated and Unstable Land		
		<p>The Council will need to work with developers and appropriate consultees to find a safe and sustainable solution to the disposal of such material once removed from a development site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Scale of contaminated land extracted and capacity elsewhere for its suitable disposal/storage. Low-medium risk.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u> The safe restoration and development of contaminated land should give rise to benefits to local wildlife and habitats which may be adversely effected by existing sources of pollution. The policy may assist implement the expansion of the Green Infrastructure Network.</p> <p><u>Term</u> Permanent positive effects from the medium term.</p> <p><u>Mitigation</u> Source of pollution addressed through redevelopment.</p> <p><u>Assumptions</u> Contaminated land holds lesser ecological value than remediated land.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+/-	<p><u>Likely Significant Effects</u> The policy guides the safe and high quality restoration of previously used contaminated land which will enhance landscapes and townscapes which are currently adversely affected by derelict land. The Policy is likely to have a mixed effect on this objective enabling some development but preventing others due to effects on suitability and viability.</p> <p><u>Term</u> Mixed effects over the plan period from the medium term.</p> <p><u>Mitigation</u> Remediation works. Redevelopment of vacant and derelict sites which detract from existing heritage assets.</p> <p><u>Assumptions</u> Land in a derelict form holds lesser role and detracts more significantly for a heritage asset than in a redeveloped condition.</p> <p><u>Uncertainties</u> The nature of a heritage asset and its relationship to the wider environment changes from site to site. Contaminated/derelict sites may contain heritage assets within them. Low-medium risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM14: Contaminated and Unstable Land		
14. To conserve and enhance landscape character and townscapes.	+/-	<p><u>Likely Significant Effects</u></p> <p>The policy guides the safe and high quality restoration of previously used contaminated land which will enhance landscapes and townscapes which are currently adversely affected by derelict land. The Policy is likely to have a mixed effect on this objective enabling some development but preventing others due to effects on suitability and viability.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period from the medium term.</p> <p><u>Mitigation</u></p> <p>Remediation works. Redevelopment of vacant and derelict sites which detract from existing heritage assets.</p> <p><u>Assumptions</u></p> <p>Land in a derelict form holds lesser role and detracts more significantly for a heritage asset than in a redeveloped condition.</p> <p><u>Uncertainties</u></p> <p>The nature of a heritage asset and its relationship to the wider environment changes from site to site. Contaminated/derelict sites may contain heritage assets within them. Low-medium risk.</p>

Policy DM15: Soils, Minerals and Waste		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach seeks to protect soils, mineral deposits and peatland from loss, sterilisation, or degradation as a result of development. This has important benefits for environmental factors such as combating the effects of climate change, flood risk, water quality, biodiversity, and landscape. This due to the positive contribution that these soils and ground landforms made towards this issues in its current and undeveloped condition. There are no anticipated adverse effects for the implementation of this policy. The policy is unlikely to affect the achievement of housing or employment land requirements noting the availability of land at locations in the borough which are unaffected by these constraints (see SHLAA, 2023).</p> <p><u>Alternative Options</u></p> <p>The preferred approach seeks to protect soils, mineral deposits and peatland from loss, sterilisation, or degradation as a result of development. It is beyond the scope of this plan to identify specific areas of land for safeguarding or allocation as a mineral extraction site, with this instead undertaken through the Lancashire Minerals and Waste Joint Plan. The designation of peatland for its protection is also unnecessary because this is largely already protected by its international ecological designation and through Policy DM08 of this Local Plan. Agricultural Land Quality varies within a small geography and it is not possible to know how extensive Best and Most Versatile is within Pendle. At a high level view, there is very limited if any BMV in Pendle, however this high level information is not detailed enough on which to make final policy decisions. The preference therefore is to establish a decision making framework for the determination of affected applications. No reasonable alternative has therefore been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The assessed level of housing need can be accommodated without affecting land which is of high agricultural quality (the supply of which is limited in Pendle). There are no proposals in close proximity to any peatland. The proposal will have a neutral effect on this objective.</p> <p><u>Term</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM15: Soils, Minerals and Waste		
		<p>Neutral effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The assessed level of employment land need can be accommodated without affecting land which is of high agricultural quality (the supply of which is limited in Pendle). There are no proposals in close proximity to any peatland. The proposal will have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM15: Soils, Minerals and Waste		
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 policy seeks to protect existing soils which are largely located outside of urban areas. It seeks to ensure that higher quality agricultural soils used for food growing are protected from loss. Our food security is critical for sustainable living. The policy is beneficial to this SA objective and as such is assessed to have a minor positive effect.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to protect existing soils which are largely located outside of urban areas. It seeks to ensure that higher quality agricultural soils used for food growing are protected from loss. Our food security is critical for sustainable living and health and wellbeing. The policy is beneficial to this SA objective and as such is assessed to have a minor positive effect.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p>

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Policy DM15: Soils, Minerals and Waste		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u> The policy has a limited relationship to this objective. A negligible effect is assessed.</p> <p><u>Term</u> Negligible effect over the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u> The policy seeks to protect soils of the highest agricultural quality, mineral resources and peatlands from loss or damage as a result of the policy. The policy therefore has a significant positive effect in supporting the delivery of this SA objective.</p> <p><u>Term</u> Significant positive effects over the plan period.</p> <p><u>Mitigation</u> Direction of development towards urban areas and previously developed sites.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM15: Soils, Minerals and Waste		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>Protecting soils and peatland will be beneficial in conserving and enhancing water quality both at source and within the water cycle system. The policy fulfils a key role in preventing the pollution, loss, or degradation of this natural resource, ensuring its continuation in the longer term. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	++	<p><u>Likely Significant Effects</u></p> <p>Conserving soils and peatland protects the role these fulfil within the drainage system providing significant water storage capacity, and aiding slower rates of runoff. This protects communities and businesses downstream from flood risk and is crucial in ensuring the borough's readiness for the worsening effects of climate change. A significant positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p>
9. To improve air quality.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has a limited relationship to this objective. A negligible effect is assessed.</p> <p><u>Term</u></p> <p>Negligible effect over the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM15: Soils, Minerals and Waste		
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	<p><u>Likely Significant Effects</u></p> <p>Conserving soils and peatland protects the role these fulfil within the drainage system providing significant water storage capacity, and aiding slower rates of runoff. This protects communities and businesses downstream from flood risk and is crucial in ensuring the borough's readiness for the worsening effects of climate change. Peatland also has an important role for carbon sequestration. Its protection is therefore critical for reversing climate change. The policy seeks to encourage that materials used for development proposals are or have been recycled, thereby reducing the overall carbon footprint of a proposal. A significant positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Direction of development towards urban areas and previously developed sites. Efficient use of materials. Reuse of existing or secondary materials as appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	<p><u>Likely Significant Effects</u></p> <p>The policy aims to conserve and safeguard the natural mineral resources of the borough. It encourages the recycling of materials during construction, minimising the need for new materials.</p> <p><u>Term</u></p> <p>Significant positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Direction of development towards urban areas and previously developed sites. Efficient use of materials. Reuse of existing or secondary materials as appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM15: Soils, Minerals and Waste		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks that peatlands are protected from development. Peatland area forms extensive habitat important for birds around the borough and are largely protected by international designation. The policy aids the conservation of wildlife by protecting these habitats from loss to inappropriate forms of development.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u></p> <p>The policy has a limited relationship to this objective. A negligible effect is assessed.</p> <p><u>Term</u></p> <p>Negligible effect over the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that peatlands and areas of Best and Most Versatile Land are protected from development. Peatland area forms extensive habitats important for birds around the borough and are largely protected by international designation. Best and Most Versatile Land is usually worked farmland open in character and often positively contributes towards rural tranquillity and form. The protection afforded by the policy to these land types, contributes to the conservation of the borough's important landscapes and character. The policy therefore has a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><u>Assumptions</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM15: Soils, Minerals and Waste		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
Policy DM16: Design and Placemaking		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to ensure that key design principles as set out in the NPPF and PPG are captured through the development process, providing development of a high quality, that is appropriate in its scale, form, type and design to its location, does not adversely affect the amenity, security, health and wellbeing of occupants, future users and neighbours</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy scores positively for most assessed policy objectives owing to the assessed benefits for economic, social and environmental issues and confirms good design as the linchpin in securing these benefits through new development. This is reflective of the role design fulfils within the NPPF.</p> <p><u>Alternative Options</u></p> <p>The policy is responsive to the requirements of Section 12 of the NPPF and provides guidance as to how development will be considered to represent good design taking into account its impacts of future users, wider uses and the environment. A Design Code is to be produced by the Council in the medium term. Resource challenges and the short timescales required for the preparation of this Local Plan as a replacement to the Core Strategy means that it has not been possible to produce a Design Code for the borough alongside the Local Plan. Until this time, the Council will rely on the principles established in this policy, application of wider policies of the Local Plan, and the National Design Code for securing beautiful development in Pendle. Taking this context into account, there are no alternatives available to the Council which would achieve compliance with the NPPF. As a result an alternative approach for the policy has not been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure high quality development through good design and placemaking to the benefit of local environment, amenity, health and wellbeing. The policy will help to deliver places which are desirable to live in for a wide range of community groups, provide quality new homes, and ensure a variety of new homes are provided in response to needs. The policy is responsive to and support of the aims of this objective.</p> <p><u>Term</u></p> <p>Short, medium and long term effects at least for the plan period.</p> <p><u>Mitigation</u></p> <p>Measures affecting the layout, density and form of development. Landscaping and appearance. Sustainable construction. Renewable energy.</p> <p><u>Assumptions</u></p> <p>Applicants engage positively in the design process and deliver high quality schemes in line with policy</p> <p><u>Uncertainties</u></p> <p>The associated costs of the policy has the possibility to negatively affect development viability. On a site level, design considerations may affect the overall capacity of site for development. Low-medium risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM16: Design and Placemaking		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure high quality development through good design and placemaking to the benefit of local environment, amenity, health and wellbeing. The policy will help to deliver places which are desirable to live and work in, attracting investment in Pendle and a skilled workforce, supporting the achievement of the plan's objectives and employment land requirement. The policy makes a positive contribution to the achievement of this SA objective.</p> <p><u>Term</u></p> <p>Short, medium, and long term beneficial effects.</p> <p><u>Mitigation</u></p> <p>Measures affecting the layout, density and form of development. Landscaping and appearance. Sustainable construction methods. Renewable energy.</p> <p><u>Assumptions</u></p> <p>Applicants engage positively in the design process and deliver high quality schemes in line with policy</p> <p><u>Uncertainties</u></p> <p>The associated costs of the policy has the possibility to negatively affect development viability. On a site level, design considerations may affect the overall capacity of site for development. Low-medium risks.</p>
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 policy will help to secure high quality developments and enhancement to the local environment which will help to increase the attractiveness of Pendle as a place to invest, live, work and visit. This will support the continued regeneration of the borough, its businesses and the quality of services and infrastructure found within. The policy will assist in the delivery to improvements in social and environmental conditions within deprived areas delivering opportunities for local people to help to reduce inequalities and lower deprivation through access to higher quality housing and better designed places. Its application will help support sustainable living through the use of sustainable materials and promotion of higher efficiency development.</p> <p><u>Term</u></p> <p>Permanent positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The associated costs of the policy has the possibility to negatively affect development viability; however the policy supports the intention to ensure land developed in of good quality. Medium risk.</p>

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Policy DM16: Design and Placemaking		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that new development follows the principles of good design achieving high quality environments designed to protect local amenity, minimise crime, maintain natural light, avoid overlooking/shadowing and provide local sources of recreation and tranquillity in the interest of residential amenity. The policy encourages the adoption of active design principle which help to promote recreation through the physical form of developments. The successful application of these measures within new developments can benefit the health and wellbeing of their occupiers and the surrounding community. The development of quality housing which meets the needs of their occupiers also benefits health and wellbeing. The implementation of this policy will make a major positive contribution to the achievement of this SA objective.</p> <p><u>Term</u></p> <p>Significant permanent positive effects from the short to medium term.</p> <p><u>Mitigation</u></p> <p>Responses to key design issues through changes to form, layout, scale, appearance etc</p> <p><u>Assumptions</u></p> <p>There is scope within the proposed development to make a meaningful and positive response to the policy.</p> <p><u>Uncertainties</u></p> <p>The viability and scope for the implementation of policy requirements (low-medium risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>Securing development which aid and promotes access via non-car modes of travel will help promote a modal shift away from the car. The policy aids the achievement of this by encouraging the adoption of active design principles.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects from the short term.</p> <p><u>Mitigation</u></p> <p>Legible and high quality routes through a site. Strong connectivity and enhancements to wider infrastructure.</p> <p><u>Assumptions</u></p> <p>Opportunity exists for pedestrian and cycling connections.</p> <p><u>Uncertainties</u></p> <p>Take up by users. Low-Medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages the efficient use of land through design responses i.e. massing, scale, location, aspect, uses etc to create high quality places.</p> <p><u>Term</u></p>

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Policy DM16: Design and Placemaking		
		<p>Short, medium and long term positive effects.</p> <p><u>Mitigation</u> Open space requirements. Biodiversity offsetting.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Scope within a development to respond to design policy requirements positively. Low risk.</p>
7. To conserve and enhance water quality and resources	++	<p><u>Likely Significant Effects</u> The policy seeks to secure reduced water usage and safeguard water by applying water resource efficiency standards and recycling rainwater thus is responsive to the water sustainability programmes of United Utilities and Yorkshire Water. Measures to address pollution of water such as controlling water runoff and managing pollution will help improve the quality of water resources in Pendle in line with objectives of the Environment Agency.</p> <p><u>Term</u> The policy will have medium to long term significant benefits for water usage and resources.</p> <p><u>Mitigation</u> Efficient building standards. Suitable treatment of run-off and potentially contaminated/polluted water.</p> <p><u>Assumptions</u> The means exists in the scope of development proposed to address water supply/quality issues.</p> <p><u>Uncertainties</u> Climate change results in further pressures in water supply. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u> Application of design principles which will help address flooding issues. The policy seeks to ensure that the natural conditions and features of a site are identified and understood, this will help ensure that those features which positively contribute towards site drainage are retained/restored. The policy will benefit the achievement of this SA objective.</p> <p><u>Term</u> Permanent minor positive effects.</p> <p><u>Mitigation</u> Landscaping, location of development. Use of materials. Etc.</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>

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Policy DM16: Design and Placemaking		
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of the policy to provide for green spaces, promoting walking and cycling, and implement renewable energy and reducing energy consumption will assist in improving local air quality. The policy will therefore have a minor positive effect for this SA objective.</p> <p><u>Term</u></p> <p>Medium to long term benefits</p> <p><u>Mitigation</u></p> <p>Mitigation measures to reduce emissions and to promote travel by non-car methods.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Technology changes. Behaviour changes. Low-Medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that new buildings and developments conform to sustainable construction standards, implement energy efficiency technologies, such as minimise use of water and electricity, make use of opportunities for renewable energy for energy generation on site (such as for internal heating), promote recycling of waste in construction and ongoing use, and encourage accessibility via non-polluting modes of transport. This will contribute to objectives to reduce reliance and use of fossil fuels, increase the use and role of renewables, and reduce greenhouse gas emissions over the plan period and beyond.</p> <p><u>Term</u></p> <p>Permanent medium to long term benefits</p> <p><u>Mitigation</u></p> <p>Measures to be implemented through planning conditions and obligations</p> <p><u>Assumptions</u></p> <p>Mitigation measures are feasible and deliverable.</p> <p><u>Uncertainties</u></p> <p>Technology changes during the plan period, and the adaptiveness of policy to respond to these. Low-medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	<p><u>Likely Significant Effects</u></p> <p>The policy encourages the use of sustainable and recycled materials in construction. The policy seeks to promote sustainable waste recycling and storage post development by ensuring waste requirements are sufficiently designed within new developments.</p> <p><u>Term</u></p> <p>Short-medium and long term significant benefits.</p> <p><u>Mitigation</u></p> <p>Use of materials and practices conditioned and confirmed through the construction management plan.</p> <p><u>Assumptions</u></p>

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Policy DM16: Design and Placemaking		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to support the achievement of this objective, ensuring that existing habitats are retained and enhanced through the development of a site. The proposal will assist in connecting, expanding, and enhancing existing habitats supporting biodiversity.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefits as areas of new open space matures.</p> <p><u>Mitigation</u></p> <p>Areas of informal open space, planting and habitat areas</p> <p><u>Assumptions</u></p> <p>Sufficient scope is provided within the scale and finance of a development to deliver open space with sufficient benefits for wildlife.</p> <p><u>Uncertainties</u></p> <p>The quality and functionality of open space may change over time depending on maintenance, usage and climate change. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will contribute to the protection and enhancement of sites, buildings, locations and features of historic, cultural, architectural interest. This is in acknowledgement of the policy's requirement for new development to respect the form of existing buildings, respond to the context of the site, including the historic environment. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Medium to long term minor positive benefits.</p> <p><u>Mitigation</u></p> <p>Design responses to the wider built context, such as design responses to scale, height, density, layout, appearance, and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The significance of the listed building/heritage asset may mean that building in its setting is inappropriate even with mitigation put in place. Low risk.</p>

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Policy DM16: Design and Placemaking		
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks high quality development which promotes local character and distinctiveness, responding to site context, wider urban form, and seeks to retain and enhance the local environment. High quality building design and landscaping can contribute significantly to landscape and townscape character. The implementation of this policy will aid the achievement of this SA objective.</p> <p><u>Term</u></p> <p>Medium to long term benefits.</p> <p><u>Mitigation</u></p> <p>Design responses to the wider built context, such as design responses to scale, height, density, layout, appearance, and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The nature of the landscape or townscape may mean that certain forms of development in these areas are inappropriate even with mitigation put in place. Low risk.</p>

Policy DM17: Advertisements and Commercial Signage		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to ensure that advertisements do not detract or threaten the local environment, protect amenity interests and contributes to design quality.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy scores positively for social and environmental objectives, particularly objectives relating to townscape, heritage, and residential amenity. This is due to the safeguarding effect of the policy to the quality of the urban and natural environment which occurs as a result of the implementation of the policy's requirements. The policy is negligible for climate change, resource use, flood risk orientated objectives, and scores neutrally for economic objectives.</p> <p><u>Alternative Options</u></p> <p>The policy is responsive to the requirements of Paragraph 136 of the NPPF with regard to advertisements and prevent advertisements which can detract from the streetscene and the quality of the urban environment, lead to clutter, and act as a danger or nuisance to residents, occupiers, or users. A more detailed approach would not be suitable within the Local Plan, and instead should be set out through the Design SPD or Design Brief where it is applicable to a specific area. A less detailed approach would risk being found inconsistent with the NPPF, and fail to deliver good design within the Borough. Neither option therefore forms a reasonable alternative and as such has not been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p>

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Policy DM17: Advertisements and Commercial Signage		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The policy provides guidance for the key issues to be considered by applicants and businesses in bringing forward proposals for advertisements and commercial signage. The policy does not intend to prevent advertisements and commercial signage provided that policy requirements are satisfied and gives certainty to businesses as to how such proposals will be considered by the Council through the DM process. The overall effect on this SA objective is assessed as neutral.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Planning conditions. Design SPD guidance.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Likely Significant Effects</u> The policy will assist in protecting and enhancing the quality and appearance of the built environment. This will occur by controlling and preventing advertisements which detract from the streetscene, add clutter, and/or has an adverse effects for other users, businesses or residents. The overall effect of the policy is assessed as positive for this objective.</p> <p><u>Term</u> Permanent positive effects across the plan period.</p> <p><u>Mitigation</u> Planning conditions, implementation of Design SPD guidance.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Detrimental development takes place without planning. Low-Medium risk.</p>

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Policy DM17: Advertisements and Commercial Signage		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes the health and wellbeing of residents, business operators and users by ensuring that advertisements and commercial signage does not have an adverse effect on amenity and safety. The overall effect of the policy is assessed as being positive for this objective.</p> <p><u>Term</u></p> <p>Permanent positive effects across the plan period.</p> <p><u>Mitigation</u></p> <p>Planning conditions. Design SPD guidance.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Detrimental development takes place without planning. Low-Medium risk.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u></p> <p>Not assessed.</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>
6. To encourage the efficient use of land and conserve and enhance soils.	~	<p><u>Likely Significant Effects</u></p> <p>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u></p> <p>Not assessed.</p>

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Policy DM17: Advertisements and Commercial Signage		
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p>

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Policy DM17: Advertisements and Commercial Signage		
		<p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

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Policy DM17: Advertisements and Commercial Signage		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to safeguard the historic environment, ensuring that advertisements do not detract from the built environment leading to adverse effects on historic assets. A minor positive effect has been assessed for this objective.</p> <p><u>Term</u></p> <p>Positive permanent effects throughout the plan period.</p> <p><u>Mitigation</u></p> <p>Planning conditions. Design SPD guidance.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Detrimental development takes place without planning. Low-Medium risk.</p>

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Policy DM17: Advertisements and Commercial Signage		
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to safeguard the historic environment, ensuring that advertisements do not detract from the built environment leading to adverse effects on townscape. A minor positive effect has been assessed for this objective.</p> <p><u>Term</u></p> <p>Positive permanent effects throughout the plan period.</p> <p><u>Mitigation</u></p> <p>Planning conditions. Design SPD guidance.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Detrimental development takes place without planning. Low-Medium risk.</p>

Policy DM18: Historic Environment		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to ensure that development complies with national planning policy with regards to heritage assets and the effect of development on heritage assets. The policy seeks to conserve and enhance the heritage assets of the Borough. The suitability of a proposal for their effect on a heritage asset is to be assessed and considered with regard given to the status of the asset, the significance of the asset, the contribution made by the development site to the asset, and degree of harm caused.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy has positive effects for environmental objectives, and social objectives by enabling the Borough's heritage to better be revealed and appreciated. The conservation of the historic environment has social benefits, protecting the unique identities and character of the built environment in Pendle. Economic objectives, and objectives for the supply and delivery of development have uncertain effects as the extent to which heritage assets and designations act as a constraint on development will vary across the Borough.</p> <p><u>Alternative Options</u></p> <p>The policy is responsive to the requirements of Section 16 of the NPPF, and as such is required to ensure adequate protection of heritage assets through development proposals as well as consistency with national planning policy. Linkages are made to Conservation Area appraisals which contain further guidance for development within these areas. More detailed guidance is also set out in the Design Principles and Development in Conservation Areas SPDs. Against this wider context it is considered that there is no reasonable alternative to the proposed policy approach. No reasonable alternative has therefore been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	?	<p><u>Likely Significant Effects</u></p> <p>Historical assets and designations are distributed throughout the Borough and their significance, type and setting and effects for development proposals varies quite substantially. The policy requires attention to be paid to the historic environment when considering a site for development, the type of development to take place, its design, layout and form, and the way in which it interrelates to the wider area. The policy does not necessarily constrain development near all heritage assets but could do depending on the nature of the existing heritage asset and its relationship to the proposal site.</p> <p><u>Term</u></p>

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Policy DM18: Historic Environment		
		<p>Uncertain effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Mitigation measures will vary site by site depending on the nature of the proposals, relationship of with the historic environment and assessed degree of harm.</p> <p><u>Assumptions</u></p> <p>Opportunity exists to accommodate new development to an acceptable position with regard to its impacts on the historic environment.</p> <p><u>Uncertainties</u></p> <p>It is unknown to the authority where in the Borough applications for windfall development may come forward. A shortfall or delay in housing land supply may result in added need for this type of development. Low risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	?	<p><u>Likely Significant Effects</u></p> <p>Historical assets and designations are distributed throughout the Borough and their significance, type and setting and effects for development proposals varies quite substantially. The policy requires attention to be paid to the historic environment when considering a site for development, the type of development to take place, its design, layout and form, and the way in which it interrelates to the wider area. The policy does not necessarily constrain development near all heritage assets but could do depending on the nature of the existing heritage asset and its relationship to the proposal site.</p> <p><u>Term</u></p> <p>Uncertain effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Mitigation measures will vary site by site depending on the nature of the proposals, relationship of with the historic environment and assessed degree of harm.</p> <p><u>Assumptions</u></p> <p>Opportunity exists to accommodate new development to an acceptable position with regard to its impacts on the historic environment.</p> <p><u>Uncertainties</u></p> <p>It is unknown to the authority where in the Borough applications for windfall development may come forward. A shortfall or delay in housing land supply may result in added need for this type of development. Low risk.</p>

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Policy DM18: Historic Environment		
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>Pendle has many historic buildings and places of historical significance. The policy/proposal would significantly enhance the attractiveness of the borough as a place to invest, live, work and visit. Restoring historic assets may assist towards regeneration in the area. One example would be the restoration and reuse of Brierfield mills, an old cotton mill in the area which is currently, at the time of writing, undergoing refurbishment to assist with economic development in the area housing a new call centre. The protection and enhancement of the historic environment may encourage investment in tourism as the industrial heritage of the Borough is released.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and longer term. The extent of this effect is likely to increase over the plan period, as schemes are determined in accordance with policy.</p> <p><u>Mitigation</u></p> <p>Environmental enhancement. Restoration of features. Stonework etc. The Council is currently working with Historic England to produce a design code for mill sites located around the borough. The Design Code will inform how mill sites are redeveloped.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Opportunities for investment in historical assets limited by access to funding. The nature and condition of the historical asset itself may also prevent/limit opportunity for investment/rejuvenation. Low-medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The retention and enhancement of heritage assets will help maintain the quality of the local built environment and may be key to the identity and character of the local area with a value and importance attached to it by the local community. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects are assessed over the entirety of the plan period.</p> <p><u>Mitigation</u></p> <p>Design measures to mitigate impact and respond to the qualities of the local historic environment.</p> <p><u>Assumptions</u></p> <p>Not assessed</p> <p><u>Uncertainties</u></p> <p>Effect of development on historical environment will alter by scheme. Medium risk.</p>

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Policy DM18: Historic Environment		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u></p> <p>Not assessed.</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>
6. To encourage the efficient use of land and conserve and enhance soils.	?	<p><u>Likely Significant Effects</u></p> <p>The effect of the policy on this objective will depend on the nature of the proposal and its relationship to the existing historic environment. These may be one in the same where works are proposed to a heritage asset. The overall effects of this policy on this objective can only therefore be assessed on a case by case basis applying the policies of the Local Plan. The proposal may allow or prohibit development from taking place depending on the circumstances of the proposal and its effect on the historic environment.</p> <p><u>Term</u></p> <p>Unclear effects, to be determined on a case by case basis.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Nature of proposal and relationship with historic environment. Medium risk.</p>

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Policy DM18: Historic Environment		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

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Policy DM18: Historic Environment		
		<p><u>Uncertainties</u></p> <p>None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u></p> <p>It is unclear what impact the policy would have on the achievement of this objective especially where the thrust of the policy is to conserve and enhance the historic environment. There may be instances where technologies and responses to climate change may be incorporated into a development's design without adverse effects on the historic environment. Equally however there may be instances where the opposite applies and it is not appropriate for such measures to be implemented owing to the harm caused on the historic environment.</p> <p><u>Term</u></p> <p>Uncertain effects, to be determined on a case by case basis.</p> <p><u>Mitigation</u></p> <p>Mitigation measures may be available to reduce this concern. Where harm is identified it will be up to the decision maker to consider what weight is given to the green benefits of a proposal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Nature of proposal and impact on historic environment. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u></p> <p>Not assessed.</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>

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Policy DM18: Historic Environment		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
13. To conserve and enhance the historic environment, heritage assets and their setting.	++	<p><u>Likely Significant Effects</u></p> <p>The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with national designations (including their setting).</p> <p>The policy/proposal will make use of historic buildings, spaces and places through sensitive adaption and re-use allowing these distinctive assets to be accessed.</p> <p>The policy/proposal would result in an assets(s) being removed from the At Risk Register.</p> <p>The implementation of the policy/proposal for decision making would have significant benefits for this SA objective.</p> <p><u>Term</u></p> <p>Significant positive effects in the short, medium and long term.</p> <p><u>Mitigation</u></p> <p>Design measures to address any potential impact and respond to the qualities of the local historic environment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

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Policy DM18: Historic Environment		
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>Historic environments often contribute significantly to townscapes providing the defining feature of skylines, such as church spires, public buildings, estates etc and are often key to an area's character and identity. Historic environments may fulfil a similar role within valued landscapes where the historic asset is within a rural setting. The protection and enhancement sought by the policy to historic environments will therefore benefit this policy, given the link between the policy and this objective.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term.</p> <p><u>Mitigation</u></p> <p>Design measures to address any potential impact and respond to the qualities of the local historic environment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM19: Leeds and Liverpool Canal Corridor		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to protect and enhance the historical, cultural, recreational, and environmental interest of the Leeds and Liverpool Canal corridor which runs through the Borough between Reedley in the South and Barnoldswick in the North. The Leeds and Liverpool Canal Corridor is a valued feature of the borough helping to reveal Pendle's industrial legacy with additional economic, ecological and recreational importance.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy is assessed as having positive effects for environmental objectives, and social objectives by enabling a key asset to the Borough's heritage and recreational resource to be revealed and appreciated. The policy also supports Economic objectives by enhancing a key attraction and source of identity for the Borough attracting investment and promoting tourism. Objectives for the supply and delivery of development score neutrally given that the impact of development on this corridor has been considered to a high level through the site assessment process and is not considered to constrain significantly the achievement of planned targets.</p> <p><u>Alternative Options</u></p> <p>The policy has been drafted to recognise, protect and enhance a key historical asset in the Borough which has wider environmental and recreational benefits. The Leeds Liverpool Canal is unique in the Borough given its scale, identity, and linkage of planning objectives. This is considered by the Council to warrant its own policy which seeks to safeguard the asset and secure its sustainable continued use over the plan period and beyond to ensure that the cultural heritage of the Borough can be enjoyed by future generations, and its role as a source of recreation and habitat for wildlife is safeguarded. This could not be provided if the policy was removed given the unique character, features and role of this corridor within the Borough. As such it is not considered that there is a reasonable alternative to this policy and no alternative has been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy affects a corridor transient in nature. There is potential for proposals for housing to be required to respond to the requirements of this policy. The policy does not necessarily prevent the development of new homes. Indeed its presence, setting and</p>

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Policy DM19: Leeds and Liverpool Canal Corridor		
		<p>environmental quality is likely to provide a desirable place to invest and live in. The Council has had some success in regenerating land adjacent to the canal in particular in Brierfield. Overall the policy is assessed as having a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> Schemes should be sensitively designed to respect the character and heritage of the canal corridor as well as its recreational importance</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The policy affects a corridor transient in nature. There is potential for proposals for employment to be required to respond to the requirements of this policy. The policy does not necessarily prevent the development of employment premises. Indeed its presence, setting and environmental quality is likely to provide a desirable place at which to invest in. Overall the policy is assessed as having a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> Schemes should be sensitively designed to respect the character and heritage of the canal corridor as well as its recreational importance</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None</p>

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Policy DM19: Leeds and Liverpool Canal Corridor		
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 policy seeks to maintain and enhance the canal corridor through Pendle, which has a significant role in the cultural, heritage, recreational and environment of the Borough. The policy therefore helps to promote reinvestment and rejuvenation of the Borough's urban and rural environment. The implementation of the policy would enhance the attractiveness of the canal corridor with wider benefits for Pendle as a whole. The conservation of the canal corridor as a resource for the community is important in addressing deprivation.</p> <p><u>Term</u></p> <p>Permanent Medium to long term positive effects.</p> <p><u>Mitigation</u></p> <p>Schemes should be sensitively designed to respect the character and heritage of the canal corridor as well as its recreational importance.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>There are no allocations in the vicinity of the corridor and so the policy directs windfall development reducing its overall effectiveness. Low-medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The canal corridor provides an important source for recreation for the population; the canal is regularly used for walking and cycling and has significant local value. The policy/proposal would have strongly support healthy lifestyles maintaining and improving well-being through retained and enhanced opportunities for physical activity, recreational activity, improved environmental quality that the canal provides.</p> <p><u>Term</u></p> <p>Permanent Medium and long term benefits.</p> <p><u>Mitigation</u></p> <p>Schemes should be sensitively designed to respect the character and heritage of the canal corridor as well as its recreational importance.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

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Policy DM19: Leeds and Liverpool Canal Corridor		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes access to the canal corridor for recreational use. The canal corridor offers an attractive and viable walking and cycling route from Burnley in the south through Brierfield and Nelson, connecting into the open countryside, and linking Foulridge to Salterforth and Barnoldswick. The enhancement of this route as a safe and appropriate route for all users may reduce the need to travel for some by car to access employment opportunities located along the corridor for some sections of the community.</p> <p><u>Term</u></p> <p>Permanent Medium and long term benefits.</p> <p><u>Mitigation</u></p> <p>Enhancement to the tow path. Security enhancements.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Space, heritage issues. Funding. Medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	?	<p><u>Likely Significant Effects</u></p> <p>The effect of the policy on this objective will depend on the nature of the proposal and its relationship to the existing historic environment. The overall effects of this policy on this objective can only therefore be assessed on a case by case basis applying the policies of the Local Plan.</p> <p><u>Term</u></p> <p>Unclear effects 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>Nature of proposal and relationship with historic environment. Medium risk.</p>

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Policy DM19: Leeds and Liverpool Canal Corridor		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The protections provided by the policy and enhancements sought is likely to benefit local water quality, supporting this objective.</p> <p><u>Term</u></p> <p>Permanent Medium to long term benefits</p> <p><u>Mitigation</u></p> <p>Habitat enhancement. The removal and remediation of pollutants from the canal corridor</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and feasibility of works especially within the southern part of the M65 Corridor. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy/proposal is unlikely to have any effect on the achievement of this objective. It is anticipated that the policy will neither cause nor exacerbate flooding in the catchment. Canals are controlled waterways and as such are not typically considered to be a cause of flood risk (overtopping can occur but is a rare event). The policy may however assist in maintaining the canal corridor to prevent any major failures in the canal that may result in flooding. The canal is however actively maintained by the Canals and Rivers Trust.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will maintain and possibly help to enhance air quality along the canal corridor through the safeguarding and promotion of this environment. This will help to secure and develop the role of the canal corridor as an important green infrastructure corridor running through and connecting most of the major settlements of the borough.</p> <p><u>Term</u></p>

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Policy DM19: Leeds and Liverpool Canal Corridor		
		<p>Positive effects in the medium and long term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy is unlikely to result in any adverse effects for this objective. Developments will be required to be of high design and maintain the character, heritage and the canalised environment which will help promote the quality of the environment and assist in climate change along the canal corridor. Developments may however promote increased visits to the canal corridor as a result of the improvements in the attractiveness of the corridor as a place to visit. The overall effect is assessed as neutral.</p> <p><u>Term</u> Neutral effects in the short to medium to, uncertain effects in the longer term owing to uncertainties regarding use and technology changes.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Impacts of policy on visitor numbers. Changes in technology and behaviour.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM19: Leeds and Liverpool Canal Corridor		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The canal corridor functions as an important green and blue corridor running through the heart Borough for wildlife. The corridor is identified as a key wildlife corridor as confirmed through the Pendle Green Infrastructure Strategy. It is especially important within the M65 urban area and Barnoldswick, providing a wildlife corridor through these otherwise densely populated areas. The implementation of this policy will help safeguard and enhance the role the Leeds Liverpool Canal has for local wildlife as an important habitat.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefits.</p> <p><u>Mitigation</u></p> <p>High design standards. Response to the canal environment. Mitigation measures and biodiversity gain.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Climate change may alter the habits of wildlife in the area. Medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	++	<p><u>Likely Significant Effects</u></p> <p>The canal corridor represents an important part of Pendle's industrial heritage and legacy, and integral to the Borough's first urbanisation. The policy seeks to safeguard both the heritage of this corridor and specific historical references which feature along this corridor such as bridges, locks, and associated buildings. The policy makes a significant positive contribution to this SA objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>High design standards. Response to the canal environment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

Appendix 3: Appraisal of Policy Options

Policy DM19: Leeds and Liverpool Canal Corridor		
14. To conserve and enhance landscape character and townscapes.	++	<p><u>Likely Significant Effects</u></p> <p>The canal corridor is an important landscape and townscape feature in Pendle, reflecting the Borough's industrial heritage. The policy seeks to safeguard the canal in this landscape and townscape, protecting historical features such as bridges, locks and associated buildings, and broader features important to its setting. The policy makes a significant positive contribution to this SA Objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>High design standards. Response to the canal environment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

Policy DM20: Housing Requirement
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred approach takes forward the minimum level of housing need as evidenced by the standard methodology. This level of housing growth would support demographic housing needs as assessed using the 2014-household projections uplifted to account for market signals. The proposal aligns with the requirements of the NPPF and therefore forms a reasonable approach for the housing requirement.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The preferred approach meets the locally assessed housing needs of Pendle using the standard methodology, however evidence provided by the 2021 Census would suggest that the projection supporting the standard methodology underestimated demographic growth in Pendle, and that the demographic growth needs of the borough are likely higher. Minor adverse effects are therefore assessed for housing objectives. Supporting evidence to the Local Plan as set out in the SHLAA confirms that the preferred option can be met almost entirely through the allocation of brownfield sites. The adoption of this figure would therefore benefit natural resources, landscape/townscape and climate change objectives due to the protection it affords to the open countryside. Mixed effects are assessed for regeneration and health and wellbeing objectives noting that the proposal can be met wholly on brownfield sites encouraging investment in urban areas and safeguarding undeveloped locations for recreational use, however that the investment provided will be limited and potentially constraining, limiting opportunities for home ownership, and to access local sources of employment. Several objectives have uncertain effects due to being related to site specific circumstances and details including impact on heritage and biodiversity objectives. Minor adverse effects are recorded for economic objectives. This growth scenario is shown within the Housing Needs Assessment (Iceni, 2023) to fail to provide sufficient labour to support the projected jobs growth over the same period. The adoption of 140 dpa is however shown to make a minor contribution to jobs in Pendle to 2040.</p> <p><u>Alternative Options</u></p> <p>The alternative approach as assessed through the Housing Needs Assessment and Employment Land Review is for the adoption of 270dpa. This level of growth provides the number of economically active residents required to support projected employment needs of the borough to 2040. Its delivery would therefore clearly benefit economic growth objectives and housing objectives, though the benefit for housing objectives is limited due to poor viability in Pendle which affects housing mix, type and tenure, and therefore reduces the responsiveness of market led supply to meeting the housing needs of those in most acute housing need in Pendle. The SHLAA demonstrates that there is insufficient available, achievable and deliverable housing land supply on brownfield sites to meet the requirements of 270dpa. 270dpa would also represent a challenge for the housing market to consistently fulfil over the plan period and through a full economic cycle. This is likely to create greater pressures on housing land supply, owing to the penalties associated with the Housing Delivery Test and the</p>

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Policy DM20: Housing Requirement				
requirement to maintain a five year supply. As a result it is likely that greater reliance on greenfield sites which are generally less accessible to nearby services and amenities and have a greater environmental impact (for example for their role within the flood plain, climate change, or landscape quality). This scenario is therefore assessed as having adverse effects for many environmental objectives with mixed effects for social objectives noting the role that greenfield sites can have in supporting residential amenity and promoting wellbeing.				
SA Objective	Score	Preferred Option (140dpa)	Score	Reasonable Alternative (270dpa)
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	-	<p><u>Likely Significant Effects</u></p> <p>The proposal would meet the minimum local housing needs of the area as defined by the NPPF. The development of 140dpa would support projected population growth needs adjusted for market signals using the standardised methodology. The 2021 Census casts doubt on the validity of projections used to underpin the standard methodology, with a higher population and population growth than anticipated. The HEDNA concludes that the implication of the census is that the project used for the SM is too low and that demographic needs are higher. Adoption of the SM for the housing requirement would therefore fail to meet the likely demographic needs of the borough though would meet minimum requirements as defined through the NPPF. Taking this into account, and findings of the HEDNA concluding, affordable housing need over twice the SM requirement, a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>The HEDNA recommends that the Council obtain updates to demographic information as possible over the plan period. The Council should commit to review the Local Plan should projections confirm the growth in population alluded to by the Census results. Implement of the presumption in favour of sustainable development where proposals meet plan requirements regardless of whether housing 'targets' have been achieved or not.</p> <p>Implementation of wider policy to ensure that the types and size of homes provided are consistent with identified needs.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>	+	<p><u>Likely Significant Effects</u></p> <p>The proposal would deliver almost twice the amount of housing required by the standard method and is within the range of potential scenarios identified within the HEDNA as representing the likely demographic needs of the borough. This would provide a lot more new housing than the preferred option though the actual benefits may be limited taking into account:</p> <p>The Council's experience has shown market led provision to be unreliable with the bulk of affordable housing coming through 100% AH schemes.</p> <p>The type and size of housing will need to respond to wider policies of the plan.</p> <p>It is unclear what the adoption of a larger housing requirement would have on the wider dynamics of the Burnley and Pendle Housing Market Area particularly as the adopted Burnley Local Plan has a housing requirement higher than the standard method.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period with the potential to increase to significant positive effects through the successful implementation of wider housing policy.</p> <p><u>Mitigation</u></p> <p>Securing the right size, type and tenure of dwellings will make a significant contribution to meeting the housing needs of residents of Pendle. DTC discussions with Burnley BC.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>

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Policy DM20: Housing Requirement				
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	<p><u>Likely Significant Effects</u></p> <p>The HEDNA (Iceni Projects, 2023) shows that the adoption of the preferred option will fail to support the number of jobs projected for Pendle for the plan period. It will however support some jobs growth over the plan period though the level provided provides for an almost stagnant position. This accounts for a later retirement age and double jobbing. The HEDNA considers the need for industrial land in response to projected needs and finds that there is no need for further land to be identified, in addition to protected sites and committed development. As such adoption of the preferred option for the housing requirement may not necessarily affect the deliverability of the employment land supply but could have longer term effects on labour supply affecting wider issues such as commuting rates, economic activity and unemployment rates. The Retail and Leisure Capacity Study also concludes that the adoption of the SM for the housing requirement is likely to have adverse effects for the High Streets of Pendle, with reduced spend and footfall, increasingly the likelihood and amount of vacant floorspace expected at the end of the plan period. A minor adverse effect is assessed for this objective, but the degree of this adverse effect is currently unknown.</p> <p><u>Term</u></p> <p>Potentially negative effect to be monitored over the plan period.</p> <p><u>Mitigation</u></p> <p>Monitoring of employment and activity levels, including wages in Pendle. A commitment to survey employers of Pendle to review where their workforce is based and/or how far they travel to work. DTC discussions necessary with Burnley BC. A review of the plan should be considered, if there is any significant increase in commuting rates as a result of the policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The implications of adopting the policy on jobs growth and the source of this growth is ultimately unknown.</p>	+	<p><u>Likely Significant Effects</u></p> <p>The policy would enable the full job growth projections as set out within the Employment Land Review (Iceni Projects, 2023) to be met in full. This would support economic growth and the delivery of committed schemes in Pendle. The effects of the policy are limited due to the fact that the job growth needs of the borough are met by committed development. In addition there is no specific jobs growth programme or strategy currently adopted by the Council which supports capital schemes.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>The provision of new homes should be directed towards areas of the borough which are accessible to strategic employment sites.</p> <p><u>Assumptions</u></p> <p>That job growth projections provide a realistic basis on which to plan the economic growth needs of the borough.</p> <p><u>Uncertainties</u></p> <p>It is unclear how the failure to provide 270 dpa would affect the deliverability of committed employment schemes.</p>

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Policy DM20: Housing Requirement				
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>As evidenced by the SHLAA (2023), the requirements of the policy could largely be accommodated on brownfield sites within settlement boundaries. The policy will provide new homes and support proportionate investment aligned to infrastructure and service capacity/accessibility for the communities of Pendle. The redevelopment of brownfield sites will support the regeneration of Pendle's settlements, and as Site Assessment (PBC, 2022) suggests, would provide homes in areas which are largely highly accessible to wider services and amenities, reducing the need to travel by car and promoting sustainable delivery. The housing requirement will however fail to support the economic potential of Pendle, constraining its economy. Its adoption is likely to harm the vitality and vibrancy of the high streets of Pendle's main settlements leading to increased vacancy, closure of businesses and localised job losses. A mixed effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Medium-Long term positives for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Allocated sites and sites within development boundaries come forward as necessary through the plan period.</p> <p><u>Uncertainties</u></p> <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. Medium risk.</p>	+/-	<p><u>Likely Significant Effects</u></p> <p>The policy would require twice the supply of the preferred option and, as evidenced by the SHLAA (2023), would include edge of settlement greenfield sites. The policy would support urban regeneration requiring the same sites to come forward to be met in full. The policy would also support service provision through the encouragement of its use. A higher land requirement would result in the need to develop sites outside of settlement boundaries and increase pressure for growth within the rural area. This would not be at the cost of urban regeneration however could promote car usage and the need to travel to access employment, shops and services. Mixed effects are assessed for this objective, depending on the mix of sites needed to meet this requirement in full.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period. Potentially weighted to positive or negative depending on the characteristics of the supply coming forward.</p> <p><u>Mitigation</u></p> <p>Housing allocations would be directed to the most sustainable and accessible locations by foot, bicycle and public transport, incentives provided to discourage travel through infrastructure provision, planning obligations, and design measures.</p> <p><u>Assumption</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. The deliverability of 270dpa through a full market cycle is questionable noting strained viability across large part of Pendle. The adoption of a mixed strategy of brownfield and greenfield could serve to discourage investment at brownfield sites as the more commercially attractive greenfield sites come forward first.</p> <p>(medium – high risk).</p>

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Policy DM20: Housing Requirement				
4. To improve the health and wellbeing of those living and working in the Pendle area.	+/-	<p><u>Likely Significant Effects</u></p> <p>The policy will provide new homes, increasing the supply of housing across the borough, and provide greater opportunity for residents to access quality homes. The policy will also support the regeneration of Pendle, making use of vacant sites for active uses which contribute to the wider economy improving urban quality and helping to address health and wellbeing. The requirement can be accommodated within settlement boundaries, helping to safeguard the open countryside and the role this has for recreation, health and wellbeing. However the housing requirement will however fail to support the economic potential of Pendle, constraining its economy, and potentially its prosperity. Its adoption is likely to harm the vitality and vibrancy of the high streets of Pendle's main settlements leading to increased vacancy, closure of businesses and localised job losses. A mixed effect is assessed for this objective.</p> <p><u>Term</u></p> <p><u>Term</u></p> <p>Minor positive effects from the short-medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>	+/-	<p><u>Likely Significant Effects</u></p> <p>The policy will provide new homes, increasing the supply of housing across the borough, and provide greater opportunity for residents to access quality homes. The policy will support the regeneration of Pendle, making use of vacant sites for active uses which contribute to the wider economy improving urban quality and helping to address health and wellbeing. The achievement of the policy will also require the development of include edge of settlement greenfield sites, which may be valued by the communities that they are adjacent to either by way of their recreational value, scenic qualities, or contribution made to amenity. The loss of these sites to housing could affect the wellbeing of affected existing residents at least in the short term. Mixed effects are assessed for this objective, with the possibility of minor positive effects in the longer term.</p> <p><u>Term</u></p> <p>Mixed effects over the plan period. Effects likely to alter and be more pronounced depending on site specific circumstances. There is potential for the effect of the policy to be positive in the longer term.</p> <p><u>Mitigation</u></p> <p>Provision of new open space within developments will help reduce the adverse effect caused by loss of open countryside.</p> <p><u>Assumptions</u></p> <p>Greenfield sites are valued in their current undeveloped form.</p> <p><u>Uncertainties</u></p> <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. The deliverability of 270dpa through a full market cycle is questionable noting strained viability across large part of Pendle. The adoption of a mixed strategy of brownfield and greenfield could serve to discourage investment at brownfield sites as the more commercially attractive greenfield sites come forward first.</p>

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Policy DM20: Housing Requirement				
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The proposal promotes the redevelopment of suitable brownfield sites within settlement boundaries which are demonstrated through the site assessment process to be well served by and accessible to existing infrastructure, services, employment and shops. This helps to promote travel by sustainable modes of transport discouraging travel by car and makes best use of existing infrastructure. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Short-medium-long term benefits across the plan period.</p> <p><u>Mitigation</u></p> <p>Developer contributions sought as necessary in accordance with Policy SP12 through the development management process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk. Some residents may choose to travel by car regardless of a site's accessibility by sustainable travel modes. It is acknowledged that the under provision of homes against planned economic supply could increase commuting, however the overall numbers are unclear, and Pendle is a net out commuter borough, has lower than average employment, and has lower than average economic activity. The latter points may serve to reduce commuting impacts.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The proposal would require a mix of brownfield and greenfield sites, as there is insufficient suitable brownfield land available within Pendle to secure full delivery of 270dpa (see SHLAA conclusions). Greenfield sites are evidenced to be generally less well connected to existing services, infrastructure, shops and sources of employment, generally being further away than brownfield alternatives. Existing infrastructure may also not be appropriate without investment to accommodate greater levels of use. The requirement for greenfield sites (likely outnumbering brownfield) is assessed to outweigh the benefits of brownfield redevelopment that the policy will also deliver. The policy approach is therefore likely to have an adverse effect for this objective.</p> <p><u>Term</u></p> <p>Overall permanent minor adverse effects for this objective.</p> <p><u>Mitigation</u></p> <p>The design, location and connectivity of a site should promote travel by foot, bicycle and public transport. Adoption of travel plan measures to target sustainable modes of transport. Mitigation is dealt with via planning obligations / conditions or s106 contributions in policy SP12.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. The deliverability of 270dpa through a full market cycle is questionable noting strained viability across large part of Pendle. The adoption of a mixed strategy of brownfield and greenfield could serve to discourage investment at brownfield sites as the more commercially attractive greenfield sites come forward first. Some residents may choose to travel by car regardless of a site's accessibility by sustainable travel modes.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>As evidenced within the SHLAA and supporting site assessment information, the policy makes best use of existing supply and brownfield sites with minimal need for development of greenfield site. The proposal will support objectives to regenerate Pendle and deliver enhancements to urban areas. The policy makes a significant contribution to this SA objective.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would require development outside of settlements boundaries on greenfield sites in order to be achieved. The policy would also enable reinvestment and redevelopment of existing buildings and land at brownfield sites located within settlement boundaries, however the balance would be tilted towards greenfield sites and increase pressure on further greenfield sites depending on delivery and</p>

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Policy DM20: Housing Requirement				
		<p><u>Term</u> Significant benefits from adoption for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Soil quality is highest in rural areas.</p> <p><u>Uncertainties</u> Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>		<p>maintaining a sufficient supply. The policy would result in the loss of land in agricultural use, including soils of higher quality to permanent forms of development. There is however little to no BMV land in Pendle. Minor adverse effects are therefore assessed for this objective.</p> <p><u>Term</u> Permanent negative effects from adoption.</p> <p><u>Mitigation</u> Density increases would limit the loss of undeveloped land.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties.</u> Soil quality varies within the district with large tracts of undeveloped land not considered to be BMV. Low-medium risk.</p>
7. To conserve and enhance water quality and resources	?	<p><u>Likely Significant Effects</u> The housing requirement could be met largely at brownfield sites located within the settlement boundaries of existing sustainable settlements. This would safeguard natural features and assets important to the supply and quality of water from loss or degrading. Brownfield sites however may be subject to contaminants from their formed uses, and where industrial may often be closely related to existing watercourses. This increases the risk of watercourses being polluted during the construction process if not carried out sufficiently. At the same time however, the redevelopment of redundant and vacant sites, gives the opportunity to address existing issues, enhance water quality, improve the water environment and increase its accessibility, functionality and appearance as part of the wider urban fabric and green infrastructure network.</p> <p><u>Term</u> Mixed effects over the plan period, with likely positive effects where policy requirements are implemented.</p> <p><u>Mitigation</u> Measures put in place to prevent pollution of water courses. Proposals should seek enhancements to the water environment as part of their proposals and where consistent with policies for BNG.</p>	-	<p><u>Likely Significant Effects</u> The policy would require development outside of settlements boundaries on greenfield sites in order to be achieved. Such sites may likely have a role in maintaining water quality. The proposal would result in nearly twice the amount of development than the preferred option increasing strain on water resources. Overall adverse effects are assessed for this objective.</p> <p><u>Term</u> Adverse effects over the plan period, with specific effects likely to vary depending by site depending on the site's specific context and constraints. Potential for effects to reduce with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Measures put in place to prevent pollution of water courses. Proposals should seek enhancements to the water environment as part of their proposals and where consistent with policies for BNG.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Effect of proposals on water supply and quality.</p>

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Policy DM20: Housing Requirement				
		<u>Assumptions</u> None. <u>Uncertainties</u> Effect of proposals on water supply and quality.		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<u>Likely Significant Effects</u> The housing requirement can be met largely at brownfield sites located within the settlement boundaries of existing sustainable settlements (See SHLAA). This would safeguard natural features and assets important to managing flood risk within water catchment areas. Brownfield sites are however not immune to the flooding and may be subject to risks too. Submitted sites considered for allocation have been assessed for their risk of flooding from all sources through the SFRA. The Phase 2 SFRA will inform specific site responses where found to be required through the Phase 1 SFRA. Taking this into account the proposal is assessed to have a neutral effect for this objective. <u>Term</u> Likely neutral effects from adoption across the plan period. <u>Mitigation</u> Adoption of natural drainage measures in accordance with wider policy and in response to Phase 2 SFRA recommendations as relevant. Vulnerable land uses should not take place in Flood Zone 2/3. <u>Assumptions</u> None. <u>Uncertainties</u> Climate change increases severity and frequency of extreme weather events.	-	<u>Likely Significant Effects</u> The housing requirement would increase the need for and pressure to develop greenfield land which may affect natural features and assets important to natural features and assets important to managing flood risk. The development of greenfield land would result in a loss of natural storage and means of drainage, with likely adverse effects for this objective. The pressures caused by this scenario on this objective have been assessed through the site assessment proceed with conclusions informed by findings of the Phase 1 SFRA. The Phase 2 SFRA will inform specific site responses where found to be required through the Phase 1 SFRA. Taking this into account the proposal is assessed to have a minor adverse effect for this objective. <u>Term</u> Likely adverse effects from adoption across the plan period subject to implementation of mitigation measures. <u>Mitigation</u> Adoption of natural drainage measures in accordance with wider policy and in response to Phase 2 SFRA recommendations as relevant. Vulnerable land uses should not take place in Flood Zone 2/3. <u>Assumptions</u> None. <u>Uncertainties</u> Climate change increases severity and frequency of extreme weather events.
9. To improve air quality.	0	<u>Likely Significant Effects</u> The housing requirement can be met largely at brownfield sites located within the settlement boundaries of existing sustainable settlements (See SHLAA). This approach protects air quality of the open countryside, maintaining its tranquillity. The proposal does however concentrate growth to urban areas which are normally subject to limited air quality. The proposal therefore risks a worsening of air quality due to increased activities and the	0	<u>Likely Significant Effects</u> The housing requirement will be met both by brownfield sites located within the settlement boundaries of existing sustainable settlements and greenfield sites in the countryside (See SHLAA). This approach may affect air quality of the open countryside however the overall effect would be limited given the limited activity currently taking place at undeveloped locations. Growth would not be concentrated to specific parts dispersing growth around settlements. The proposal will also

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Policy DM20: Housing Requirement				
		<p>number of people affected by air quality problems due to increased numbers of residents. Sites contributing to the land supply through Policy AL01 however have been assessed for their sustainability and accessibility to minimise car usage. Overall, and noting the limited effects caused directly by housing on air quality, the proposal is assessed to have a neutral effect on this objective.</p> <p><u>Term</u> Likely neutral effect over the plan period.</p> <p><u>Mitigation</u> Measures adopted to discourage car usage through the location of development, its form, design and infrastructure, and obligations provided.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Occupiers of new homes may opt to use their car regardless of the accessibility of a site.</p>		<p>provide growth to urban areas which are normally subject to limited air quality. The proposal therefore risks a worsening of air quality due to increased activities and the number of people affected by air quality problems due to increased numbers of residents. Sites contributing to the land supply through Policy AL01 however have been assessed for their sustainability and accessibility to minimise car usage. Overall, and noting the limited effects caused directly by housing on air quality, the proposal is assessed to have a neutral effect on this objective.</p> <p><u>Term</u> Likely neutral effect over the plan period.</p> <p><u>Mitigation</u> Measures adopted to discourage car usage through the location of development, its form, design and infrastructure, and obligations provided.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Occupiers of new homes may opt to use their car regardless of the accessibility of a site.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy would minimise the need for the development of greenfield sites and would focus housing delivery to the urban areas of the borough. This approach would direct investment to the existing urban areas of Pendle, renewing previously developed sites and making use of existing infrastructure and services. Sites are evidenced to have greater accessibility merits promoting the use of sustainable modes of transport. The approach will help to safeguard the natural resources of the borough which are important for minimising and moderating the effects of climate change in Pendle. The policy therefore has a minor positive effect for this objective.</p> <p><u>Term</u> Minor positive effect over the plan period.</p> <p><u>Mitigation</u></p>	-	<p><u>Likely Significant Effects</u> The policy would require the development of both brownfield and greenfield sites in order to be met. This would include edge of settlement sites which may have an important role for mitigating climate change and its effects. The strategy would disperse activity and investment secured over the plan period, increasing the resource needs required to implement the plan and promotion of travel to access services, goods and employment. At present this would worsen rather than relieve greenhouse gas emissions.</p> <p><u>Term</u> Minor adverse effect over the plan period.</p> <p><u>Mitigation</u> Adoption of sustainable construction and design methods. Adoption of natural drainage processes. Application of active design principles. Travel Plan measures. Infrastructure for EV Cars.</p> <p><u>Assumptions</u> None.</p>

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Policy DM20: Housing Requirement				
		<p>Adoption of sustainable construction and design methods. Adoption of natural drainage processes. Application of active design principles.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>		<p><u>Uncertainties</u> Planned development fails to come forward resulting in pressure to develop land within the open countryside. This risk is heightened for this scenario in contrast to the preferred option as it requires the delivery of a larger supply of housing each year over a prolonged period. Medium-high risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy makes best use of existing supply and brownfield sites with minimal need for development of greenfield sites. This helps to protect the natural resources of the borough by limiting the need for greenfield sites to meet housing needs.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>	-	<p><u>Likely Significant Effects</u> The policy requires the development of both brownfield and greenfield sites and therefore could threaten the natural resources of the borough. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent minor permanent adverse effects depending on the supply of land identified as allocations and that comes forward over the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> The degree to which mineral resources and soils are affected by development proposals over the plan period. Planned development fails to come forward resulting in pressure to develop land within the open countryside. This risk is heightened for this scenario in contrast to the preferred option as it requires the delivery of a larger supply of housing each year over a prolonged period. Medium-high risk.</p>

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Policy DM20: Housing Requirement				
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy would minimise the need for the development of greenfield sites and would focus housing delivery to the urban areas of the borough. Urban areas may hold biodiversity value which could be lost or adversely affected by the redevelopment of the site but are unlikely to function as part of a wider ecological network. The modelled approach shows that the implementation of this requirement is unlikely to require the need to develop sites with potentially harmful effects for this objective. It is however acknowledged that not all of the evidence needed to assess the biodiversity value of sites has however been identified and further assessment will be required through the decision making process apply requirements of Policy SP08 and Policy DM04. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period. Likely uncertain effects at a site specific level to be determined on a case by case basis.</p> <p><u>Mitigation</u></p> <p>Net gain for biodiversity and geodiversity sought through planning applications.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Pressure to develop Greenfield sites should identified allocated sites not come forward as envisaged. Low-medium risk.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy would require the development of both greenfield and brownfield land dispersing this growth over the plan area. The sites required to meet this need could equally be of value to biodiversity regardless of their site typology, with brownfield sites often of greater biodiversity value than farmed fields. Biodiversity has been taken into account to a high level through the site selection process, considering the designation of sites, proximity to designated sites, and noted protected habitat features. The modelled approach shows that the implementation of this requirement would involve the need to develop sites with potentially harmful effects for this objective. It is however acknowledged that not all of the evidence needed to assess the biodiversity value of sites has however been identified and further assessment will be required through the decision making process apply requirements of Policy SP08 and Policy DM04. Taking this into account it is assessed on balance that the proposal would have an adverse effect for this objective, although there is uncertainty of the site by site effects.</p> <p><u>Term</u></p> <p>Minor adverse effects over the plan period. Likely uncertain effects at a site specific level to be determined on a case by case basis.</p> <p><u>Mitigation</u></p> <p>Net gain for biodiversity and geodiversity sought through planning applications.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Pressure to develop Greenfield sites should identified allocated sites not come forward as envisaged. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The effect of the policy is to concentrate most of the housing growth expected to take place over the plan period at brownfield sites located within settlement boundary. This approach helps to protect heritage assets located in the open countryside and/or where the open countryside forms part of the heritage asset's significance or setting from harm which could occur from inappropriate forms of development. Heritage assets are found</p>	?	<p><u>Likely Significant Effects</u></p> <p>The implementation of policy will require the development of greenfield and brownfield sites over the plan period. Heritage assets are found across all parts of the Borough and so the policy affect locations which are historically sensitive or affect a heritage asset. This has been considered to some extent during the site selection, however to some degree the effect caused will be dependent on the detailed design. The uncertainty is more significant than for the preferred option owing to</p>

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Policy DM20: Housing Requirement				
		<p>across all parts of the Borough and so the policy affect locations which are historically sensitive or affect a heritage asset. This has been considered to some extent during the site selection, however to some degree the effect caused will be dependent on the detailed design. The policy has uncertain effects on this objective.</p> <p><u>Term</u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>		<p>the fact that a higher number of sites are needed in order to respond to identified needs in full. The policy has uncertain effects on this objective.</p> <p><u>Term</u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><u>Mitigation</u></p> <p>Design measures, landscaping or use may be used to mitigate any harm on heritage assets. This is to be assessed through the development management process.</p> <p><u>Assumptions</u></p> <p>The effect of allocated developments on heritage assets has been assessed, accounted for and mitigated for through the site selection process with adequate policy measures put in place.</p> <p><u>Uncertainties</u></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy can be delivered largely through the redevelopment of brownfield sites thereby promoting the renewal and enhancement of urban areas and protecting the tranquillity and quality of the open countryside. The policy therefore benefits this SA objective with minor positive effects recorded.</p> <p><u>Term</u></p> <p>Permanent positive effects from the short to medium term</p> <p><u>Mitigation</u></p> <p>Design, scale, and location of development. Landscaping, Use of high quality materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy will require the development of both brownfield and greenfield sites. Whilst brownfield development will support urban renewal and help to enhance the quality of the urban environment, the requirement for greenfield development threatens the character and quality of the rural landscape. The scale and degree of the greenfield sites required to meet this option in full is likely to outweigh the benefits of the proposal for regeneration. The modelled approach shows that the implementation of this requirement would involve the need to develop sites with potentially harmful effects for this objective further underpinning this conclusion. Overall minor adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent and irreversible harm.</p> <p><u>Mitigation</u></p>

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Policy DM20: Housing Requirement			
		Pressure to develop Greenfield sites should identified supply not come forward or development targets not be achieved. Low-medium risk.	<p>Landscaping/boundary treatments, use of materials, scale and massing to reflect the local built environment.</p> <p>Assumptions</p> <p>Undeveloped land adjacent to settlements plays a role in defining their setting and unique character.</p> <p>Uncertainties</p> <p>Planned development fails to come forward resulting in pressure to develop land within the open countryside. This risk is heightened for this scenario in contrast to the preferred option as it requires the delivery of a larger supply of housing each year over a prolonged period. Medium-high risk.</p>

Policy DM21: Design and Quality of Housing		
<p>Preferred Option Policy Summary</p> <p>The preferred option seeks to secure new homes of a high standard in design and quality, providing sufficient space to protect health and wellbeing, meet the housing needs of the entire community and to respond to environmental standards in aim to reduce the effects of development on climate change, and ensure that new homes are adapted to its effects.</p> <p>Preferred Option Policy Appraisal</p> <p>The policy scores positively for most SA objectives assessed. Neutral effects are assessed for biodiversity and the historic environment as the policy seeks to safeguard the status quo. Wider policies of the Local Plan achieve net gains for these areas.</p> <p>Alternative Options</p> <p>The policy responds to national planning policy in relation to housing standards, quality, design, and climate change, and also the Council's declaration of a climate emergency. The implementation of the policy is important in Pendle where a significant proportion of existing homes are of low quality contributing to problems of deprivation and health. In this context, the Council do not consider that there is a reasonable alternative to the proposed policy. As such no reasonable alternative has been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The policy promotes the delivery of quality housing at new developments in Pendle, and to ensure that new housing is sufficiently adaptive to meet broad housing needs. This helps to ensure that the standard of housing stock in Pendle improves, providing decent homes in line with the objective, and in responsive to the projected future needs of the community of Pendle as set out within the 2023, Local Housing Needs Assessment (Iceni Projects) responding to the changing age profile of the district. A minor positive effect is assessed for this objective.</p> <p>Term</p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p>

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Policy DM21: Design and Quality of Housing		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and feasibility of policy requirements. Medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy relates to the quality of housing provided and available within Pendle. A positive effect of the increased supply and availability of quality housing is its role in attracting/retaining skilled workers supporting the local economy. The availability of a skilled workforce within the borough would be a key driver in attracting/securing economic investment in Pendle, boosting the local economy.</p> <p><u>Term</u></p> <p>A minor positive effect is assessed from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Occupiers of new homes may not work in the borough.</p>
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 development and increased supply of quality homes would significantly enhance the attractiveness of the Borough as a place to invest, live, work and help to regenerate the borough enhancing the appearance of the built environment. The adoption of space standards will help tackle issues of overcrowding and social deprivation providing accommodation which is responsive to people's needs and could help to reduce levels of deprivation as homes meet the requirements of their occupiers and are built to a high standard helping to reduce prominent issues in the borough such as fuel poverty – in part caused by inefficient, poor quality homes. The policy secures homes which meet the needs of the local population such as adaptive homes and homes which accord with space standards.</p> <p><u>Term</u></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and feasibility of policy requirements. Medium risk.</p>

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Policy DM21: Design and Quality of Housing		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The policy would significantly benefit local health and wellbeing, by increasing the number of homes available within Pendle which are of a high quality, and of a sufficient size to meet the housing needs of local people including elderly and disabled in response to the findings of the HNA. This could mean that people currently living in inappropriate and undersized accommodation have the opportunity to live in a more appropriate setting. The policy promotes accessibility and connectivity to recreational space promoting exercise and recreation. The policy also seeks to secure homes which meet secure by design principles, providing developments which seek to reduce the potential for crime through its design.</p> <p><u>Term</u></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and feasibility of policy requirements. Medium risk.</p>

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Policy DM21: Design and Quality of Housing		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes the development of the walking and cycling infrastructure, helping to reduce car reliance and car dominated environments. It encourages higher density development along high quality public transport corridors and in locations accessible to broader services and facilities. The policy therefore assists with the achievement of this SA objective and has a minor positive effect.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Density, form and layout of a development. Its accessibility to walking and cycling infrastructure, the connections make, and pedestrian environment provided.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy provides a decision making framework and does not dictate the location of development. The effectiveness of the policy is dependent on where and how much development comes forward over the plan period. This is largely determined by market conditions and the availability of sites.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages higher density development along high quality public transport corridors and in locations accessible to broader services and facilities. This provides for a more effective use of land, limiting the potential requirement to develop greenfield land to meet identified targets. The policy therefore assists with the achievement of this SA objective and has a minor positive effect.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Density, form and layout of a development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy provides a decision making framework and does not dictate the location of development. The effectiveness of the policy is dependent on where and how much development comes forward over the plan period. This is largely determined by market conditions and the availability of sites.</p>

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Policy DM21: Design and Quality of Housing		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure quality housing including the adoption sustainable methods of design and construction which seek to reduce water usage and provide additional storage. This provides a positive response to the aims of United Utilities and Yorkshire Water to conserve water usage as one of the key methods in tackling longer term supply shortfalls. As a result it is considered that the policy results in a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Positive effects from the medium term as the policy is implemented through new development proposals.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability issues prevent the adoption of sustainable design methods to reduce water consumption. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy outlines the need to avoid areas which are at a high risk of flooding. The policy also sets out the requirement to avoid/minimise non-porous surfaces which contribute to surface water runoff and worsening flood risk off site. The adoption of these measures mean that developments would not worsen flood risk and would assist with efforts to reduce flood risk in accordance with local and national planning policy. The policy is assessed as having 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>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The response provided by development to flood risk as a result of the implementation of this policy taking into account site constraints, the type of development proposed and viability.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages developments to be designed and constructed using sustainable materials, and use measures to minimise energy usage and to limit waste. The policy also promotes the adoption of renewable energy sources in new developments to minimise emissions. The policy assists with the delivery of this objective and is therefore assessed to have a minor positive effect.</p> <p><u>Term</u></p>

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Policy DM21: Design and Quality of Housing		
		<p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Feasibility and viability of accommodating policy requirements within proposed developments. Medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages developments to be design and constructed using sustainable materials, and use measures to minimise energy usage and to limit waste. The policy also promotes the adoption of renewable energy sources in new developments to minimise emissions. The policy seeks to ensure that developments adopt active travel principles, encouraging travel by walking and cycling. The policy seeks higher density development in the parts of the borough which benefit from better public transport services and have strong accessibility credentials. The policy seeks to avoid areas most at risk of flooding, and the adoption of drainage solutions within the design of developments to ensure that climate change events are planned for and responded to. The policy therefore scores positively for this objective.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Layout, massing, design features, landscaping, adoption of renewable energy, water saving devices etc.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Feasibility and viability of accommodating policy requirements within proposed developments. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>The policy requires developments to be design and constructed using sustainable materials, and to limit waste. The policy assists with the achievement of this SA objective and is therefore assessed to have a minor positive effect.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term.</p> <p><u>Mitigation</u></p> <p>Conditioned use of materials. Construction Management Plan etc.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM21: Design and Quality of Housing		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to provide for high quality housing through new development. In doing so the policy requires that there are no adverse effects for biodiversity and internationally designated sites. The policy is therefore considered to score neutrally on this policy objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Layout, massing, design features, landscaping, adoption of renewable energy, water saving devices etc. Implement of biodiversity net gain requirements through other policies of the plan.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to provide for high quality housing through new development. In doing so the policy requires that there are no adverse effects on the built environment which includes historical assets. The policy is therefore considered to score neutrally on this policy objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Layout, massing, design features, landscaping, adoption of renewable energy, water saving devices etc. Implementation of the requirements of other policies of the plan.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Developments can have varied effects on the historic environment.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to provide for high quality housing through new development. In doing so the policy requires that there are no adverse effects on the built environment which includes historical assets. The policy sets out guidance in relation to density. It makes clear that the appropriate density of a site will be informed by the site's context, therefore protecting local built quality and townscape. The delivery of quality housing is likely to have a minor positive effect for this objective, particular in areas of the borough which suffer from urban decay and a low quality environment.</p> <p><u>Term</u></p>

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Policy DM21: Design and Quality of Housing		
		<p>Minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Layout, massing, design features, landscaping, adoption of renewable energy, water saving devices etc. Consultation with the Lancashire Landscape Character Appraisal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
Policy DM22: Type and Size of Housing		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option sets out the indicative requirements for the type and size of housing to be provided in the borough over the plan period in response to the findings of the Local Housing Needs Assessment Report (Iceni Projects, 2023)</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The role of the policy in securing housing of the right type and size has positive effects for housing, economic, health and regeneration objectives. This is due to the benefits the delivery of housing has for these objectives, in particular in supporting health and wellbeing, and ensuring that land is used effectively to address the housing needs of residents. Environmental effects of the policy are uncertain or neutral. For some objectives such as flood risk and climate change, the effect of the proposal on these objectives will vary depending on the site specific circumstances of that proposal which is at this point unknown. Policy safeguards directed at conserving the natural, historic and built environments ensure that the policy has a neutral effect on other environmental objectives.</p> <p><u>Alternative Options</u></p> <p>The policy is responsive to the requirements of the NPPF to meet the housing needs of the community as a whole, ensuring it is of the right size and type. The percentages set out are responsive to projected future housing needs as confirmed within the Local Housing Needs Assessment Report (Iceni Projects 2023). The policy grants some flexibility in regards to the delivery of housing types and sizes in recognition of changes which might occur during the plan period.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports the delivery homes which are responsive to the needs of the community as set out through the 2023 Local Housing Needs Assessment. Some flexibility is granted through the policy to account for future change, local variation and viability. The policy is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u></p> <p>None.</p>

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Policy DM22: Type and Size of Housing		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The associated costs of the policy has the possibility to negatively affect development viability particularly if this differs from market demand. Medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u> The policy helps to support the local economy by providing housing of the right type and size in the area increasing opportunities for home ownership and accommodation locally to existing businesses. The absence of the right types or housing in the right locations may serve to discourage investment in Pendle, or could drive workers to live elsewhere.</p> <p><u>Term</u> Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Affordable housing supports works whom are employed within the Borough.</p> <p><u>Uncertainties</u> None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Likely Significant Effects</u> Ensuring that homes meet the needs of their occupants is important in tackling deprivation and providing sustainable communities. Unoccupied and under occupied housing represent a waste of resources and are not sustainable, pushing larger households to inappropriate accommodation. This has adverse effects for health and wellbeing. The policy represents an effective means of addressing this issue.</p> <p><u>Term</u> Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The associated costs of the policy has the possibility to negatively affect development viability particularly if this differs from market demand. Medium risk.</p>

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Policy DM22: Type and Size of Housing		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>Ensuring that homes meet the needs of their occupants is important in tackling deprivation and providing sustainable communities. Unoccupied and under occupied housing represent a waste of resources and are not sustainable, pushing larger households to inappropriate accommodation. This has adverse effects for health and wellbeing. The policy represents an effective means of addressing this issue.</p> <p><u>Term</u></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The associated costs of the policy has the possibility to negatively affect development viability particularly if this differs from market demand. Medium risk.</p>

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Policy DM22: Type and Size of Housing		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	?	<p><u>Likely Significant Effects</u></p> <p>The policy relates to the type and size of housing provided at a proposal site. The policy influences the intensity of development and likely level of activity, as smaller homes are likely to have fewer cars, and larger family homes are likely to have more cars. The effect and degree of this policy on this objective is at this point unknown and is likely to be influenced by site specific issues such as the overall scale of the proposal, its accessibility to local services, sources of employment and shops, and tenure.</p> <p><u>Term</u></p> <p>Uncertain effect over the plan period to be determined on a case by case basis.</p> <p><u>Mitigation</u></p> <p>Application of strategic policy towards development and its proximity to services. Travel plan vouchers. Bicycle storage. The promotion of a pedestrian environment. Connectivity to existing walking and cycling networks.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>Unoccupied and under occupied housing represent a waste of resources and are not sustainable, pushing larger households to inappropriate accommodation and increasing pressure for the development of further land for housing. The policy will help ensure that homes are of an appropriate size and type to meet housing needs, therefore ensuring that developments make an efficient use of land in addressing these needs.</p> <p><u>Term</u></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The associated costs of the policy has the possibility to negatively affect development viability particularly if this differs from market demand. Medium risk.</p>

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Policy DM22: Type and Size of Housing		
7. To conserve and enhance water quality and resources	?	<p><u>Likely Significant Effects</u></p> <p>The policy influences the type and size of dwelling to be provided as part of new developments for housing. New homes use water and waste water, and the number of bedrooms and type of dwelling may affect overall water usage. The policy does therefore influence water supply and resources however its effects are uncertain as their scale and location is at this point unknown.</p> <p><u>Term</u></p> <p>Unknown effects. Determined on a case by case basis over the plan period. The overall scale of development likely to come forward to meet development needs is not however expected to change water resources or quality.</p> <p><u>Mitigation</u></p> <p>Policy compliance with measures to limit the use of water and safeguard the borough's water resources.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effects of climate change on water supply.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u></p> <p>The policy influences the type and size of dwelling to be provided as part of new developments for housing. New homes may affect or may be affected by flood risk and drainage problems however will be subject to other policies of the Local Plan. A negligible effect is assessed for this policy for this SA objective.</p> <p><u>Term</u></p> <p>Negligible effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Application of Local Plan flood risk policies and the NPPF in relation to the location of development and its effect on flooding. Application of the SFRA findings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effects of climate change on flood risk events and intensity of events, and capacity of drainage networks to accommodate this flow.</p>
9. To improve air quality.	?	<p><u>Likely Significant Effects</u></p> <p>The policy relates to the type and size of housing provided at a proposal site. The policy influences the intensity of development and likely level of activity, as smaller homes are likely to have fewer cars, and larger family homes, likely to have more cars. The effect and degree of this policy on this objective is at this point unknown and is likely to be influenced by site specific issues such as the overall scale of the proposal, its accessibility to local services, sources of employment and shops, and tenure.</p> <p><u>Term</u></p>

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Policy DM22: Type and Size of Housing		
		<p>Uncertain effect over the plan period to be determined on a case by case basis.</p> <p><u>Mitigation</u> Application of strategic policy towards development and its proximity to services. Travel plan vouchers. Bicycle storage. The promotion of a pedestrian environment. Connectivity to existing walking and cycling networks.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	?	<p><u>Likely Significant Effects</u> The policy relates to the type and size of housing provided at a proposal site. The policy influences the intensity of development and likely level of activity, as smaller homes are likely to have fewer cars, and larger family homes, likely to have more cars. The effect and degree of this policy on this objective is at this point unknown and is likely to be influenced by site specific issues such as the overall scale of the proposal, its accessibility to local services, sources of employment and shops, and tenure.</p> <p><u>Term</u> Uncertain effect over the plan period to be determined on a case by case basis.</p> <p><u>Mitigation</u> Application of strategic policy towards development and its proximity to services. Travel plan vouchers. Bicycle storage. The promotion of a pedestrian environment. Connectivity to existing walking and cycling networks.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> The policy influences the type and size of dwelling to be provided as part of new developments for housing. New homes may affect or may be affected resources however proposals will be subject to other policies of the Development Plan (the Lancashire Minerals and Waste Plan) regarding their safeguarding. A negligible effect is assessed for this policy for this SA objective.</p> <p><u>Term</u> Negligible effect over the plan period.</p> <p><u>Mitigation</u> Application of Local Plan policies in relation to climate change.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Effects of climate change on flood risk events and intensity of events, and capacity of drainage networks to accommodate this flow.</p>

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Policy DM22: Type and Size of Housing		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy confirms the type and size of dwellings at new housing sites. As part of considering the layout and form of these dwellings, applicants are asked by the policy to take into account the effects of proposals of the natural environment, including habitats, natural features and wildlife. This in the goal of minimising any loss experienced as a result of the development, and ensuring that qualifying proposals provide environmental net gains in accordance with Policy DM04. Taking this into account, the proposal is assessed to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Net biodiversity measures, landscaping, layout and scale of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy confirms the type and size of dwellings at new housing sites. As part of considering the layout and form of these dwellings, applicants are asked by the policy to take into account the effects of proposals on townscape (including the historic environment). This in the goal of minimising the potential for harm arising to the historic environment as a result of the form or layout of a development, to be secured in accordance with wider relevant policy (Policies SP09 and DM18). Taking this into account, the proposal is assessed to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Landscaping, layout and scale of development. Specific detailing and use of materials.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy confirms the type and size of dwellings at new housing sites. As part of considering the layout and form of these dwellings, applicants are asked by the policy to take into account the effects of proposals on townscape and landscape. This in the goal of minimising the potential for adverse effects arising as a result on the development on the wider character of the area, ensuring it</p>

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Policy DM22: Type and Size of Housing		
		<p>integrates into the wider urban/natural fabric. Taking this into account, the proposal is assessed to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Landscaping, layout and scale of development. Specific detailing and use of materials.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p>

Policy DM23: Affordable Housing		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option sets the affordable housing requirements of the borough as a percentage based on the assessed level of need as defined within the 2023 Local Housing Needs Study (Iceni Projects), and taking into account the findings of the Local Plan Viability Appraisal (Lambert Smith Hampton, 2021). The policy sets out how affordable housing is to be secured within a development site, means for its delivery, and provides a decision making framework for rural exception sites.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The role of the policy in securing affordable housing has positive effects for housing, economic, health and regeneration objectives. This is due to the benefits the delivery of affordable housing will have in improving access to quality housing which meets the needs of the community and is affordable. The provision of affordable housing will enable some households within Pendle to move out of poverty. Environmental effects of the policy are limited and largely neutral given that the policy largely relates to the tenure of property provided in the borough and so has very limited effect on the numbers or location of new housing which influences these objectives. The policy provides guidance for rural exception sites, and whilst the location of these sites are unknown, the overall amount of development likely to come forward in accordance with the policy is likely to be limited.</p> <p><u>Alternative Options</u></p> <p>The policy is responsive to the requirements of the NPPF to meet the housing needs of the community as a whole, and sets out the approach to affordable housing delivery at market schemes. An alternative to this policy would not to establish any percentage requirement and simply rely on market forces to provide affordable housing. This is unlikely to be effective in Pendle given the low viability experienced across the area. It is relatively common for developers to enter negotiations to reduce or remove the requirements for affordable housing. Such a policy approach would be ineffective in securing any affordable housing through the market. A further alternative would be to seek a higher level of affordable housing. However, as evidenced through the Local Plan Viability Appraisal, this would not be deliverable and so would not be effective in securing affordable housing. Taking the above into account, neither alternative is practical or would be more effective in securing affordable housing delivery in Pendle through market led provision, as a result no other alternative has been assessed through the Sustainability Appraisal.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports the delivery of affordable housing in the Borough, seeking to secure provision through market led development following the identification of significant needs through the 2023 Local Housing Needs Assessment. The policy also provides guidance</p>

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Policy DM23: Affordable Housing		
Pendle area and deliver decent homes.		<p>for proposals brought forward in demonstrated response to localised needs. It sets out the approach required where proposals fail to meet identified percentage requirements. The policy is considered to have a minor positive effect for this objective noting the limitations of the policy to respond to the level of affordable housing need identified due to low viability experienced in parts of the borough.</p> <p><u>Term</u> Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The associated costs of the policy has the possibility to negatively affect development viability. Medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u> The policy helps to support the local economy by seeking to provide housing in the area which is affordable to the workforce. Should homes be too expensive for workers, or there be an insufficient supply of homes of the right tenure, workers may be forced to travel and/or businesses relocate to areas where workers can afford to live. The policy therefore makes a minor contribution in support of this objective.</p> <p><u>Term</u> Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Affordable housing supports works whom are employed within the Borough.</p> <p><u>Uncertainties</u> None.</p>

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Policy DM23: Affordable Housing		
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>New affordable housing will help address levels of deprivation experienced in Pendle giving existing households in need of suitable accommodation an opportunity to quality housing that they can afford to live in. The provision of this housing could address issues of homelessness, overcrowding, and hidden households, which contribute to the high level of affordable housing need identified for the Borough and help to lower deprivation levels in the borough. It could also lower the proportion of households in poverty. Affordable housing may in turn be beneficial for urban regeneration where included as part of schemes or where grant funding is available (in some parts of the Borough this is the only form of development which is viable). Affordable housing can contribute significantly to promoting the sustainability of rural areas, helping local people to remain in the areas they are from or work in ensuring that areas retain their youth and the services that their presence supports. The effectiveness of the policy is reduced by the fact that the response provided will deliver less affordable homes than required owing to the extent of housing need and viability issues.</p> <p><u>Term</u></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The associated costs of the policy has the possibility to negatively affect development viability. Wider costs of developing sites adversely affect the financial capacity of development to support affordable housing delivery. Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p>

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Policy DM23: Affordable Housing		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>Access to suitable and affordable housing has a significant impact on the health and wellbeing of residents in the Borough, both physically and mentally. The policy therefore has a positive contribution to this objective. This contribution made by the policy to this objective is reduced due to the fact that the full affordable housing needs of the borough are unlikely to be achieved through the implementation of this policy due to poor viability experienced in parts of the borough.</p> <p><u>Term</u></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><u>Mitigation</u></p> <p>Windfall development, reserve sites, and 100% affordable sites may increase the amount of expected affordable housing supplied over the plan period.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific viability and practicality of meeting affordable housing need on site. Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p>

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Policy DM23: Affordable Housing		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	<p><u>Likely Significant Effects</u></p> <p>The policy promotes the development of small scale rural exception sites in response to evidence of local needs, which may see some development in less locations which are less accessible. Such housing is however required to maintain the vitality and vibrancy of rural communities, ensuring that all sections of the community have access to housing, in support of wider service provision and rural sustainability. Beyond this the policy does not affect the geography of housing position, relating only to its tenure. Overall however it is assessed that the policy will have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect over the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that development sites meet the needs of the community as a whole as evidenced by the 2023, Local Housing Needs Assessment. This ensures that land is used more efficiently to respond to the needs of the community. The provision within the policy for small scale rural exception sites to come forward in response to confirmed locally arising affordable housing need is also likely to see a limited amount of greenfield land lost to development, however this is a positive use of land taking into account high evidence of need and the role provided supporting the vibrancy and sustainability of rural communities. The overall effect of the policy is considered to be minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects form the medium term 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>Viability constraints. Policy semi-reliant on windfall development to achieve the desired increase in supply of affordable housing.</p>

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Policy DM23: Affordable Housing		
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The policy influences the tenure of a dwelling to be provided as part of new developments for housing. Whilst affordable housing uses water and waste water, whether or not a house is affordable is not material to the amount of water used or its effect on water resources. The policy also promote rural exception sites. These are small scale evidence based sites at the Borough's sustainable villages requiring a limited use of greenfield land. The limited scale of development permitted through policy is unlikely to result in pressure for water or pollution to water courses.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Policy compliance with measures to limit the use of water and safeguard the borough's water resources.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effects of climate change on water supply.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	?	<p><u>Likely Significant Effects</u></p> <p>The policy influences the tenure of a dwelling to be provided as part of new developments for housing. Allocated sites and windfall sites are directed by other policies in the plan relating to flood risk and mitigating the effects of flood risk. New development is permitted in the form of small scale rural exception development where justified by evidence and consistent with criteria, which is likely to include greenfield sites. The effects of the policy of flood risk is at this stage unclear as rural exception sites which may come forward in accordance with the policy are unknown in terms of their location, scale and numeracy. An uncertain effect is assessed for this policy.</p> <p><u>Term</u></p> <p>Uncertain effect to be determined over the plan period as sites come forward in accordance with policy.</p> <p><u>Mitigation</u></p> <p>Application of Local Plan flood risk policies and the NPPF in relation to the location of development and its effect on flooding. Application of the SFRA findings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effects of climate change on flood risk events and intensity of events, and capacity of drainage networks to accommodate this flow.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy influences the tenure of a dwelling to be provided as part of new developments for housing. Affordable housing affects air quality owing its ongoing use as a residence, however this policy is mainly concerned with its provision as part of allocated or windfall development. Scope is provided within the policy for small scale rural exception development at sustainable villages where evidenced</p>

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Policy DM23: Affordable Housing		
		<p>and consistent with criteria. The potential for this provision over the plan period and impact on air quality is limited especially given that the location for such development is likely to be some distance from key areas of concern for air quality and as such is likely to make little if not any contribution. Taking this into account the impact on this policy on this objective is considered to be neutral.</p> <p><u>Term</u> Permanent neutral effects.</p> <p><u>Mitigation</u> The policy seeks to ensure that development of small scale rural exception sites takes place only at sustainable villages therefore reducing the need to travel.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Technology and societal changes. Levels of need for affordable housing may alter at both a local and borough level.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy influences the tenure of a dwelling to be provided as part of new developments for housing. Affordable housing influences and is influenced by greenhouse gases owing its ongoing use as a residence, however this policy is mainly concerned with its provision as part of allocated or windfall development. The policy does not determine the number of new homes constructed itself, nor the environmental standard of these homes. Scope is provided within the policy for small scale rural exception development at sustainable villages where evidenced and consistent with criteria. The potential for this provision over the plan period and impact on greenhouse gas emissions is limited. Taking this into account the impact on this policy on this objective is considered neutral.</p> <p><u>Term</u> Permanent neutral effects.</p> <p><u>Mitigation</u> The policy seeks to ensure that development of small scale rural exception sites takes place only at sustainable villages therefore reducing the need to travel.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Technology and societal changes. Levels of need for affordable housing may alter at both a local and borough level.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> The policy seeks to secure a certain tenure of dwelling to be provided as part of new developments for housing. Affordable housing influences waste owing its construction and after use, however this policy only has regard to its provision as part of allocated or windfall development. Rural Exception schemes have the potential to come forward in mineral safeguarding locations, however will be limited in scale. The overall impact is assessed as negligible.</p> <p><u>Term</u> Not assessed</p>

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Policy DM23: Affordable Housing		
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u> The policy seeks to secure affordable housing as part of major developments and as such does not, in itself, affect wildlife and habitats. Small rural exception sites are permitted by the policy where consistent with evidence and where policy criteria is met. This includes criteria which seeks to safeguard the local environment and wildlife. The overall effect of the policy on this objective is therefore assessed as neutral.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Net biodiversity measures, landscaping, layout and scale of development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The policy seeks to secure affordable housing as part of major developments and as such does not, in itself, affect the historic environment. Small rural exception sites are permitted by the policy where consistent with evidence and where policy criteria is met. This includes criteria which seeks to safeguard the historic environment. The overall effect of the policy on this objective is therefore assessed as neutral.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Design measures relating to the materials, appearance, landscaping, layout and scale of development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p>

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Policy DM23: Affordable Housing		
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure affordable housing as part of major developments. The policy seeks to ensure that affordable homes are integrated and dispersed within a development site, and feature the same high quality design and materials expected of market dwellings. As a result affordable homes should not be obvious from their form or appearance and would not detract from the quality of the wider urban or natural environment. Small rural exception sites are permitted by the policy where consistent with evidence and where policy criteria is met. This includes criteria which seeks to safeguard the local environment and wildlife. The overall effect of the policy on this objective is therefore assessed as neutral.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Net biodiversity measures, landscaping, layout and scale of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p>

Policy DM24: Residential Extensions and Alterations		
<p><u>Preferred Option Policy Summary</u></p> <p>The policy provides direction in terms of the key issues to be considered for the determination of planning applications for residential extensions and alterations. The policy provides clarity and certainty to applicants as to the matters to be addressed, in an effort to promote the submission of well-designed sustainable development and reduce the time needed for decision making.</p> <p><u>Preferred Option Policy Assessment</u></p> <p>The policy has positive effects for meeting housing need, promoting health and wellbeing, making effective use of land, and promoting regeneration. This is due to the role the policy fulfils in enabling residents to meet their housing needs without having to move house. This approach makes effective use of existing resources and as a result is considered to provide a sustainable solution to addressing some of the borough's arising housing need. Environmental effects are assessed as neutral with the policy concentrating development to existing developed areas.</p> <p><u>Alternative Options</u></p> <p>The policy relates to development proposals which make up a large proportion of planning applications submitted in Pendle. Householder proposals are often the only interaction people have with the planning system. It is therefore important that clarity is provided to help people secure permission for their proposals. A policy position also helps with the resourcing and efficiencies of the Council, as the policy should help with the validation and decision making process. The policy has a key role in maintaining the standard of development secured in the borough, and its effects on wider existing uses and occupiers. No reasonable alternative to the proposal has been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the	+	<p><u>Likely Significant Effects</u></p> <p>The policy provides certainty to applicant whom want to adapt their homes to meet their needs. The policy therefore helps to promote this type of development, and secure proposals which are compliant with its requirements. The policy therefore helps to meet a more</p>

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Policy DM24: Residential Extensions and Alterations		
Pendle area and deliver decent homes.		<p>diversified housing need, as residents are able to adapt their existing home without having to move. The resulting effect is likely to increase the amount of larger family homes available in the borough.</p> <p><u>Term</u> Positive effects for the duration of the plan period from adoption.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The policy has a very limited connection to the local economy, with possible knock on support for the construction sector. A neutral effect is assessed for this policy.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM24: Residential Extensions and Alterations		
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 policy helps to promote appropriate reuse and adaptation of existing developed land and buildings within the borough to help meet housing needs. Housing which is not fit for purpose can be a major contributor to deprivation and poverty. Enabling homes to be expanded and changed to meet housing need can be beneficial in tackling these problems.</p> <p><u>Term</u></p> <p>Positive effects for the duration of the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>Housing has a significant role in maintaining the quality of life of residents. Housing which is overcrowded or does not respond to the specific needs of their occupiers can have significant implications for health and overall happiness. Enabling the redevelopment of existing housing to meet the needs of households as they grow and change, is a core response of the plan to addressing housing need. The policy has an important role for this SA objective.</p> <p><u>Term</u></p> <p>Minor positive effect for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM24: Residential Extensions and Alterations		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	<p><u>Likely Significant Effects</u></p> <p>The policy increases scope to allow for housing needs to be accommodated within settlement boundaries and making use of existing homes. The policy therefore helps to reduce the pressure and demand for new homes as existing homes can be adapted to meet the needs of their households as they change over time. The effect of the policy is to allow the status quo in terms of effects on highway capacity to be maintained for longer.</p> <p><u>Term</u></p> <p>Neutral effect is assessed for this objective.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports this objective by promoting and providing certainty to proposals which make use of existing previously developed land or buildings to meet housing need. The policy secures this by enabling existing buildings to be adapted to respond to a change in housing need, thereby reducing the need for households to move to a completely new dwelling.</p> <p><u>Term</u></p> <p>Positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM24: Residential Extensions and Alterations		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to reduce the demand for new homes as part of the housing needs of the borough's residents can be met through the expansion or adaptation of existing property. This helps to minimise the demands placed upon water infrastructure as existing homes are used effectively to meet the needs of the population.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>The requirement for water saving solutions to be implemented as part of the building process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to reduce the demand for new homes as part of the housing needs of the borough's residents can be met through the expansion or adaptation of existing property. This helps to minimise the need to developed new sites for housing to meet overall housing need thereby safeguarding their natural condition and role within the wider flood plain.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy helps to make use of existing built structures and infrastructure to address locally arising housing need limiting the need for new development to come forward to meet identified needs. This helps to contain activities and development to existing locations maintaining existing patterns. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

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Policy DM24: Residential Extensions and Alterations		
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes and provides certainty for applicants to expand and alter their homes to meet their housing need. This approach makes best use of existing resources to meet needs without requiring the development of new homes and expanding our towns and villages. The policy represents a sustainable approach to a proportion of housing needs of residents in Pendle.</p> <p><u>Term</u></p> <p>Positive effects from the short term.</p> <p><u>Mitigation</u></p> <p>Application of higher design standards to provide for developments which result in lower emissions from greenhouse gases.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>This approach makes best use of existing resources to meet needs without requiring the development of new homes and expanding our towns and villages. The policy represents a sustainable approach to a proportion of housing needs of residents in Pendle.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM24: Residential Extensions and Alterations		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy aids the redevelopment and renewal of existing housing stock to meet housing need serving to reduce the need for homes on undeveloped sites. This will help conserve habitats of protected species and the green infrastructure in other parts of the borough. The policy requires the protection of existing trees and hedgerows as well as other habitats during construction, further helping to conserve the natural environment.</p> <p><u>Term</u></p> <p>Neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>Planning conditions as appropriate to protect ecological features within development sites during the construction period.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy aids the redevelopment and renewal of existing housing stock to meet housing need serving to reduce the need for homes on undeveloped sites. This will help conserve the historic environment in more sensitive parts of the borough. The policy adopts a rolling criteria for different parts of the borough. This ensures that proposals affecting the historic environment are responsive to their wider context, specifically ensuring that the proposal does not adversely affect the wider character of the area.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures and the wider countryside.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy aids the redevelopment and renewal of existing housing stock to meet housing need serving to reduce the need for homes on undeveloped sites. This will help conserve townscape and areas of landscape quality and visibility. The policy adopts a rolling criteria for different parts of the borough. This ensures that proposals affecting townscape and landscape are responsive to their wider context, specifically ensuring that the proposal does not adversely affect the wider character of the area.</p>

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Policy DM24: Residential Extensions and Alterations		
		<p><u>Term</u> Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u> Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures and the wider countryside.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
Policy DM25: Residential Conversions		
<p><u>Preferred Option Policy Summary</u> The policy provides direction setting out key issues to be considered for the determination of planning applications for residential conversions (within settlement boundaries). The policy provides clarity and certainty to applicants as to the matters to be addressed, in an effort to promote the submission of well-designed sustainable development and reduce the time needed for decision making.</p> <p><u>Preferred Option Policy Assessment</u> The policy has positive effects for meeting housing need, promoting health and wellbeing, making effective use of land, and promoting regeneration. The policy helps make effective use of existing resources and as a result is considered to provide a sustainable solution to addressing some of the borough's arising housing need. The policy is assessed to have positive effects for the built environment due to the role of the policy in reducing the potential for vacant buildings and derelict land which may detract from the quality of the urban environment and the historic environment found within.</p> <p><u>Alternative Options</u> The policy relates to development proposals for conversion to residential use. The policy is only applicable where planning permission is required. Conversions make a small but important and regular contribution to meeting the housing needs of the borough each year. Their complexity and unique form of development which takes place results in the need for tailored criteria to ensure that proposals are suitable, protect the health and wellbeing of their occupiers, and can be sufficiently accessed and services. It is in this context that a policy is introduced through the local plan in relation to this type of development. No reasonable alternative to the proposal has been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The policy provides certainty to applicant as to the key issues to be addressed for proposals for conversion to residential projects. Development of this type will help diversify supply and support the delivery of the housing requirement. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> Positive effects for the duration of the plan period from adoption.</p> <p><u>Mitigation</u> None.</p>

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Policy DM25: Residential Conversions		
		<p>Assumptions None.</p> <p>Uncertainties The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p>Likely Significant Effects Converted units are often no longer required or there is no demand for the space for an alternative use. The higher value of residential property in contrast to other uses (such as office use) could mean that the policy helps to promote a loss of employment land or other land uses. Wider policies of the plan safeguard the locations of the borough which are most sensitive to change and are most important for the local economy. These policies follow and implement the findings and recommendations of the Employment Land Review (Iceni Projects 2023) and Retail Capacity Study (Lichfields, 2023). Taking this into account a neutral effect is assessed for this objective.</p> <p>Term Neutral effects for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p>Likely Significant Effects The policy helps to promote appropriate reuse and adaptation of existing developed land and buildings within the borough to help meet housing needs, and reduce the potential for derelict buildings. The policy will help expand the types of housing available in the borough, and is likely to include accommodation which is cheaper, increasing accessibility to housing for a broader section of the community.</p> <p>Term Positive effects for the duration of the plan period from adoption.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM25: Residential Conversions		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>Housing has a significant role in maintaining the quality of life of residents. Housing which is overcrowded or does not respond to the specific needs of their occupiers can have significant implications for health and overall happiness. Enabling the redevelopment of existing buildings for housing will help respond to the housing needs of the borough and diversify supply. Policy criterion ensures that converted accommodation protects the amenity interests of their occupiers and neighbours. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM25: Residential Conversions		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	<p><u>Likely Significant Effects</u></p> <p>The policy enables and encourages existing buildings to be converted to residential use. The policy will increase the density of settlements in Pendle, ensuring that investment is directed to accessible locations for meeting housing needs. This will help to reduce the need to travel and will provide public transport. As part of the criterion for the policy, proposals are required to provide for secure cycling storage.</p> <p><u>Term</u></p> <p>Neutral effect is assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Measures to mitigate the effect of development upon highways and promote a modal shift to be secured by condition and planning obligations as required and justified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy enables and encourages existing buildings to be converted to residential use. The policy will increase the density of settlements in Pendle, ensuring that investment is directed to accessible locations for meeting housing needs. This makes effective use of land reducing the need to develop at greenfield locations in order to meet the housing needs of the borough.</p> <p><u>Term</u></p> <p>Positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM25: Residential Conversions		
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to reduce the demand for new homes as part of the housing needs of the borough's residents can be met through the conversion of existing buildings. This helps to minimise the demands placed upon water infrastructure as existing buildings and infrastructure are used effectively to meet the needs of the population.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>The requirement for water saving solutions to be implemented as part of the building process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy helps to reduce the demand for new homes as part of the housing needs of the borough's residents can be met through the conversion of existing property. This helps to minimise the need to developed new sites for housing to meet overall housing need thereby safeguarding their natural condition and role within the wider flood plain. Proposals may however be located in flood prone areas in which can flooding and drainage policies would be applicable.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of flood risk policies where required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy helps to make use of existing built structures and infrastructure to address locally arising housing need limiting the need for new development to come forward to meet identified needs. This helps to contain activities and development to existing locations maintaining existing patterns. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p>

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Policy DM25: Residential Conversions		
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy promotes and provides certainty for applicants proposing to convert existing buildings into housing to meet their housing need. This approach makes best use of existing resources to meet needs without requiring the development of new homes and expanding our towns and villages. The policy represents a sustainable approach to a proportion of housing needs of residents in Pendle making effective use of existing buildings and materials.</p> <p><u>Term</u> Positive effects from the short term.</p> <p><u>Mitigation</u> Application of higher design standards to provide for developments which result in lower emissions from greenhouse gases.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> This approach makes best use of existing resources to meet needs without requiring the development of new homes and expanding our towns and villages. The policy minimises the materials required to secure the delivery of new homes, with works often limited to internal layout and habitation, and only minor exterior works. The carbon footprint of this type of proposal is likely to be one of the lowest out of the options available to meet housing need. The policy represents a sustainable approach to a proportion of housing needs of residents in Pendle.</p> <p><u>Term</u> Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u> Promotion of low carbon materials and construction methods.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

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Policy DM25: Residential Conversions		
		The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy aids the conversion of existing buildings to meet housing need serving to reduce the need for homes on undeveloped sites. This will help conserve habitats of protected species and the green infrastructure in other parts of the borough by reducing pressure or the need for new housing.</p> <p><u>Term</u></p> <p>Neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>Ecological surveys may be required to understand the role of an existing building for protected species.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The policy aids the redevelopment and renewal of existing buildings to meet housing need serving to reduce the need for homes on undeveloped sites. This proposal will help conserve the historic environment by encouraging the reuse of existing buildings for residential properties. This will help to limit the amount of vacant and derelict buildings in the borough making use of existing property to meet housing need.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy aids the redevelopment and renewal of existing buildings to meet housing need serving to reduce the need for homes on undeveloped sites. This will help conserve townscape and areas of landscape quality and visibility reducing the need for the allocation</p>

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Policy DM25: Residential Conversions		
		<p>of new sites but also renewing the existing built environment, limiting the number of buildings within the borough which are vacant and derelict and which may degrade the surrounding area.</p> <p><u>Term</u> Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u> Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures and the wider countryside.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
Policy DM26: Housing in the Countryside		
<p><u>Preferred Option Policy Summary</u> The policy provides direction in terms of the type of housing and its location which is permitted in the open countryside. The policy enables limited change in the open countryside supporting its sustainable development and evolution over time in response to localised rural housing need. The policy results in some benefit for social objectives due to the benefit provided by providing new homes in the rural area. The policy balances this against the sensitive environment of the open countryside, limiting this to a specific range of circumstances to protect its tranquillity and prevent isolated unsustainable development.</p> <p><u>Alternative Options</u> The policy relates to the spatial strategy (Policy SP2) and the Open Countryside Policy (DM09). The policy sets out the limited forms of housing development which may be permitted in the open countryside. This is consistent with objectives to secure a sustainable pattern of development, and the NPPF in terms of its approach to development within the open countryside. Taking this into account there is no reasonable alternative to this policy. No alternative has been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The policy enables specific forms of residential development with the open countryside. This is limited to reuse, conversions, extensions to buildings, worker dwellings, and buildings of exceptional design further diversifying the range and role of housing stock which could be provided (albeit at a very small scale) over the plan period. The proposal will make a small scale contribution to this policy objective helping to meet housing need in the rural area in a sustainable and proportionate way. A minor positive effect is assessed.</p> <p><u>Term</u> Positive effects for the duration of the plan period from adoption.</p> <p><u>Mitigation</u> None.</p>

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Policy DM26: Housing in the Countryside		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u> The scope given by the policy to permit worker dwellings in specific circumstances, together with limited opportunity for development in the open countryside will support the vitality of the rural economy and its industries. A minor positive effect is assessed for this policy.</p> <p><u>Term</u> Positive effects for the duration of the plan period from adoption.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Likely Significant Effects</u> The scope given by the policy to worker dwellings, together with limited opportunity for the development of new homes in the open countryside will support the rural economy, and rural vitality assisting the long term sustainability of its communities without harming its unique and tranquil character.</p> <p><u>Term</u> Positive effects for the duration of the plan period from adoption.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM26: Housing in the Countryside		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to protect the open countryside from inappropriate forms of development, but provides limited scope for rural development to support communities and the economy of rural Pendle which is beneficial to the health and wellbeing of residents living in rural parts of the Borough finding the right balance as to the forms of development which is appropriate for the rural area. The policy works to assist with the delivery of this SA objective achieving a minor positive effect.</p> <p><u>Term</u></p> <p>Minor positive effect for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM26: Housing in the Countryside		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	<p><u>Likely Significant Effects</u></p> <p>The policy permits limited forms of development in the open countryside where specific criteria are met. This includes potentially isolated dwellings which are inaccessible to sustainable modes of transport. The overall scale of development allowed through the policy will be limited, with some relating to existing development. A neutral effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effect is assessed for this objective 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>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to support the vitality and vibrancy of the open countryside permitting limited forms of development to support the rural economy. This includes permitting the reuse and conversion of existing buildings such as barns. The policy assists in making efficient use of land to meet needs, and largely protects undeveloped soils from loss to development. Overall the policy is assessed to make a minor positive contribution to the achievement of this SA objective.</p> <p><u>Term</u></p> <p>Positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM26: Housing in the Countryside		
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The policy promotes the redevelopment or reuse of existing buildings and supports the agricultural sector. Only in exceptional circumstances will new forms of development be permitted. This may lead to a marginal pressure on water supply and resources, however proposals will be subject to broader policies of the Local Plan and the overall scale of development permitted in accordance with the policy is likely to be limited. With this in mind the policy is considered to have a neutral effect.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to support the vitality and vibrancy of the open countryside by permitting limited forms of housing development to support the rural economy and rural communities. This includes permitting the reuse and conversion of existing buildings. Only in exceptional circumstances are sites which are not previously developed will be allowed for development where design is shown to be exceptional/innovative. The policy will not therefore lead to a significant urbanising of the open countryside and is unlikely to result in a worsening of flood risk. Taking this into account it is considered that the policy scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy permits limited development in the open countryside where specific criteria are met. This includes potentially isolated dwellings which may be far from services and sustainable modes of transport. The development however will take place in parts of the Borough which do not experience poor levels of air quality. The development potentially allowed through the policy is of such small scale that they would not affect existing air quality problem areas. As a result the policy is considered to have a neutral effect on this objective.</p>

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Policy DM26: Housing in the Countryside		
		<p><u>Term</u> Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u> Application of DM policies outlined within the LPP2 to development proposals.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy permits limited development in the open countryside where specific criteria are met. This includes potentially isolated dwellings which may be far from services and sustainable modes of transport. Broader policy requirements will apply to proposals requiring sustainable design and construction methods, as well as the adoption of energy efficient design and renewable technologies as appropriate. The overall effect of the policy on this objective is considered to be neutral noting the small scale nature of development allowed.</p> <p><u>Term</u> Neutral effect for the plan period from adoption.</p> <p><u>Mitigation</u> Application of DM policies outlined within the LPP2 to development proposals.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy permits only limited opportunity for development in the open countryside, for reuse, replacement, conversion, extensions, workers dwellings, and exceptional design. The policy will limit the potential for waste and promotes the reuse of existing materials founding in existing buildings. This is consistent with this objective, as such the policy is considered to have a positive effect. The policy is unlikely to affect minerals and natural resources owing to the limited scope/scale of development enabled by the policy.</p> <p><u>Term</u> Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u></p>

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Policy DM26: Housing in the Countryside		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy permits only limited opportunity for small scale development in the open countryside, for reuse, replacement, conversion, extensions, workers dwellings, and exceptional design. The effect of the policy on wildlife will therefore be limited to habitats formed within built structures with developments affecting wildlife dealt with via wider policies of the Local Plan. The policy will help limit the need for greenfield development in rural areas to meet housing need. The effect of this policy on this objective is therefore neutral.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>Opportunity is provided within the policy to make use of barns/redundant buildings. Replacement buildings and extensions to existing buildings are also allowed in accordance with criteria. For all types of development there is a requirement in policy to ensure that the design and materials used is appropriate to and consistent with the setting on the area, ensuring no adverse effects on character. The policy is assessed to have a positive effect on this policy because it enables vacant and potentially dilapidated structures (potentially of note historically) to be reused. It also makes clear that proposals should provide an enhancement to the character of the existing site and wider area.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures and the wider countryside.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

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Policy DM26: Housing in the Countryside		
		The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>Opportunity is provided within the policy to make use of barns/redundant buildings. Replacement buildings and extensions to existing buildings are also allowed in accordance with criteria. For all types of development there is a requirement in policy to ensure that the design and materials used is appropriate to and consistent with the setting on the area, ensuring no adverse effects on character. The policy is assessed to have a positive effect on this policy because it enables vacant and potentially dilapidated structures (potentially of note historically) to be used. It also makes clear that proposals should provide an enhancement to the character of the existing site and wider area.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures and the wider countryside.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

Policy DM27: Self and Custom Building Housing
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to secure the provision of self-build homes in the Borough, discharging the Council's duty. The policy seeks to secure this through direct allocation, as a proportion of new builds at allocated sites for general housing over a certain threshold, and encouragement at windfall sites.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy scores positively for social objectives due to the contribution the provision of self-build plots will make in meeting a specific form of housing need. Environmental effects are neutral taking into account the likely limited amount of development likely to come forward in accordance with the policy.</p> <p><u>Alternative Options</u></p> <p>The policy responds to the requirement placed on local authorities to secure the provision of self-build housing in response to identified self-build needs. The Council maintains a self-build register which is updated annually. This register identifies a demand for self-build in the Borough. The policy provides the delivery mechanism to meet this need. The Council do not consider that there is a reasonable alternative to the proposed policy approach which would be effective in responding to this housing need with the policy seeking to support self-build through four types of delivery – specific allocation, proportionate delivery at larger sites, windfall development, and rural exception sites. The Council does not believe that there is a more comprehensive alternative available and which would realistically achieve delivery noting site assessment evidence and local plan viability evidence. As a result no reasonable alternative has been assessed.</p>

Appendix 3: Appraisal of Policy Options

Policy DM27: Self and Custom Building Housing		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy enables the development of niche housing products within the Borough which meet an individual/household's specific housing need. This includes specific plots within larger development sites (through Policy AL01) and at windfall enabling self-homes to be built in response to identified need as indicated by the Council's self-build register. This enables the delivery of a broader range of house types which are not typically delivered by the market, ensuring a wider housing need is addressed through the Local Plan.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption of the Plan.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development and at housing allocations. Low risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy contributes to the amount of housing provided within the Borough helping to diversify the supply of housing provided over the plan period. The development of housing will make a limited direct and indirect contribution to the local economy. A minor positive effect is assessed for this effect.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption of the Plan.</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>

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Policy DM27: Self and Custom Building Housing		
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 policy enables bespoke housing needs to be met, diversifying the housing stock and the scope of the plan in addressing the needs of the community in response to those households included within the Council's Self Build Register. The policy enables self-build at rural exception sites where criteria is met, supporting the vitality of rural areas and promoting rural sustainability. It also supports self-build at specifically allocated sites within the urban area and at windfall sites within the settlement boundary. The proposal will make a limited positive contribution to the regeneration of Pendle.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption of the Plan.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development and at housing allocations. Low risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy enables the development of new homes which may be responsive to the needs and/or circumstances of the future occupier as reflected by the needs of that household to be included within the self-build register. This will have some benefit to the health and wellbeing of that resident should the new home provided through this policy be more suitable and responsive to their specific need than existing stock. The benefit is limited to a household basis and as such a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects 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>Amount of self-build which comes forward through Windfall development and at housing allocations. Low risk.</p>

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Policy DM27: Self and Custom Building Housing		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks self-build as an allocation, proportion of allocated sites, or at rural exception sites. All locations will need to be accessible via sustainable modes of transport and to at least essential services. Accessibility has been taken into account in the site assessment process of site allocations identified through policy AL01. Rural exception sites will be only permitted at sustainable rural villages and be of small scale. The policy will not permit isolated development. Taking this into account it is considered the policy has a neutral effect on this policy.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that land which comes forward over the plan period meets a broader housing need over the plan period by securing self and custom build provision. This makes for a more efficient use of land by way of its responsiveness to the housing needs of the entire community, however may include development of greenfield land at a very small scale. The policy scores neutrally for this objective given the limited scale of development likely to come forward as a result of and in accordance with its policies.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>

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Policy DM27: Self and Custom Building Housing		
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The policy encourages self-build by way of allocation, a proportion of allocated development, and rural exception schemes. The development of self-build homes will add to pressures for the supply of water, however self-build proposals will be small in scale and subject to wider policies of the development plan. UU and Yorkshire Water both identify a future strain on water supply as a result of climate change. The amount of development likely to come forward in accordance with this policy is likely to be limited. Overall a neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy encourages self-build by way of allocation, a proportion of allocated development, and rural exception schemes which will include greenfield land. Allocated sites have been assessed through the site selection process with sites in FZ2/FZ3 screened out. Proposals will be small in scale, and will be subject to local and national flood risk policy. It is anticipated that the effects of the policy will be limited and is therefore assessed to score neutrally against this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy encourages self-build by way of allocation, a proportion of allocated development, and rural exception schemes which will include greenfield land. Allocated sites have been assessed through the site selection process for their accessibility to services promoting travel by sustainable modes of transport. At major sites, the policy does not influence the location of the development but rather the type of housing which comes forward. Proposals will be small in scale, with windfall development only permitted at the Borough's sustainable settlements. It is anticipated that the effects of the policy will be limited and is therefore assessed to score neutrally against this objective.</p>

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Policy DM27: Self and Custom Building Housing		
		<p><u>Term</u> Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u> Application of wider policies of the Local Plan to proposals as relevant.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Amount of self-build which comes forward through Windfall development. Low risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy encourages self-build by way of allocation, a proportion of allocated development, and rural exception schemes which will include greenfield land. Allocated sites have been assessed through the site selection process for their accessibility to services promoting travel by sustainable modes of transport. At major sites, the policy does not influence the location of the development but rather the type of housing which comes forward. Proposals will be small in scale, with windfall development only permitted at the Borough's sustainable settlements. . It is anticipated that the effects of the policy will be limited and is therefore assessed to score neutrally against this objective.</p> <p><u>Term</u> Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u> Application of wider policies of the Local Plan to proposals as relevant.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Amount of self-build which comes forward through Windfall development. Low risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> The policy encourages self-build by way of allocation, a proportion of allocated development, and rural exception schemes. Self-build homes will therefore contribute towards waste and make use of materials. Wider policies of the local plan set out the approach to addressing and minimising waste. As such, it is considered that the link between this policy and this objective is limited and the effect is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

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Policy DM27: Self and Custom Building Housing		
		<p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy encourages self-build by way of allocation, a proportion of allocated development, and rural exception schemes. At major sites, the policy does not influence the location of the development but rather the type of housing which comes forward. Allocated sites have been assessed at a high level their impact on designated sites with sites directly affecting designations discounted. Wider policies of the local plan will be implemented to address ecology and green infrastructure issues. This should result in at least a neutral effect, this is despite the fact that timing and location of windfall self-build is uncertain due to the effects likely being insignificant given that proposals will be small in scale. A neutral effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral/uncertain effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The policy encourages self-build by way of allocation, a proportion of allocated development, and rural exception schemes. At major sites, the policy does not influence the location of the development but rather the type of housing which comes forward. Allocated sites have been assessed at a high level their impact on listed assets sites with sites directly affecting listed assets discounted. Wider policies of the local plan will be implemented to address heritage and the historic environment however the degree of effect caused by the policy on this objective will largely depend on site/development specific circumstances. The effect of self-build on this objective is therefore uncertain.</p> <p><u>Term</u></p> <p>Uncertain effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p>

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Policy DM27: Self and Custom Building Housing		
		<p>The policy encourages self-build by way of allocation, a proportion of allocated development, and rural exception schemes. At major sites, the policy does not influence the location of the development but rather the type of housing which comes forward. Allocated sites have been assessed at a high level their impact landscapes and townscapes with sites in sensitive areas discounted. Wider policies of the local plan will be implemented to address landscape and townscape effects. This should result in at least a neutral effect, this is despite the fact that timing and location of windfall self-build is uncertain due to the effects likely being insignificant given that proposals will be small in scale. A neutral effect is therefore assessed for this objective. Neutral/Uncertain effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>

Policy DM28: Specialist Housing		
<p><u>Preferred Option Policy Summary</u></p> <p>The policy offers guidance for proposals for older person accommodation, HMOs and Student Accommodation. The policy ensures that needs for each type of accommodation can be delivered sustainably and without adverse effects on the wider population and environment where brought forward. The policy provides certainty for applicants and the community as to the requirements of the Council for these types of development. The policy scores positively in addressing housing needs and for social objectives. A neutral effect is assessed for environmental objectives.</p> <p><u>Alternative Options</u></p> <p>The policy provides a decision making framework for proposals for older person accommodation, HMOs and Student Accommodation. Needs for older person housing is found in the Housing Needs Assessment. Part of the response of the Local Plan to meeting this need is by providing the decision making framework provided by this policy. The alternative of identifying specific sites for elderly accommodation is currently not available to the Council, with no sites put forward for allocations for this specific land use and low viability challenging its deliverability. There is no specific need for HMO or Student Accommodation within the Borough and as such an allocations approach is not considered necessary. No reasonable alternative has therefore been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy provides a decision making framework for applications responding to broader housing needs which may arise over the plan period and which are not directly catered for through committed or planned supply. This includes developments for older people and students, with a positive policy framework set for these types of development and for the former where a need arises as identified through the HNA as a result of an ageing population (the older aged cohorts being the only ones displaying natural growth over the plan period within the demographic data). The policy is assessed as having a positive benefit for this objective.</p> <p><u>Term</u></p> <p>Positive effects for the plan period from adoption.</p>

Appendix 3: Appraisal of Policy Options

Policy DM28: Specialist Housing		
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u> The policy does not allocate specific locations for development to respond to this housing need. The occupants of older people housing are in general not economically active. Development of specific accommodation for elderly people will however free up existing housing stock for younger people, including those who work and families. There is currently no specific need for student accommodation within the Borough, though students could make a positive contribution to the economy. Overall it is considered that the policy has a minor positive effect on this policy objective.</p> <p><u>Term</u> Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM28: Specialist Housing		
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 policy seeks to support older people and student housing where criteria is met and seeks to manage HMOs within the Borough. No direct provision is made through the policy to deliver this type of development. The implementation of the policy may help to tackle issues which cause deprivation, providing new, more suitable accommodation for the elderly reducing the number of households in poverty. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Planning conditions, design measures.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy welcomes specific forms of accommodation which are responsive to needs of groups within the community. A limitation is placed on HMOs to avoid over concentration and associated adverse effects which are likely to arise for the existing population (noise, litter, parking etc). All proposals are to have regard to residential amenity and avoid adverse effects which may be harmful to the health and wellbeing of existing residents. Overall the policy is considered to have a minor positive effect in response to this policy objective.</p> <p><u>Term</u></p> <p>Positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Planning conditions. Design Measures.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM28: Specialist Housing		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy provides a decision making framework for elderly accommodation, student accommodation, and HMOs. The policy requires proposals for elderly accommodation to be situated in a location which is well-connected to local services and employment by walking, cycling and public transport ensuring residents are connected to nearby services without needing to travel far. Whilst the policy is set out to support the wellbeing of the occupiers of elderly accommodation, its effects also support the achievement of this objective. A minor positive effect is assessed.</p> <p><u>Term</u></p> <p>Positive effects for the plan period from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	0	<p><u>Likely Significant Effects</u></p> <p>The policy directs proposals to areas which are accessible and sustainable. The policy however limits the use of dwellings within an area for HMOs ensuring that they are not too concentrated in the interests of public amenity and infrastructure capacity. The policy may result in increased in pressure for new development elsewhere. Overall the policy is assessed to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Adherence to design policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM28: Specialist Housing		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>Whilst elderly, student and HMO development will effect and use water resources, the policy itself is concerned only by providing a policy framework for the determination of proposals which may be submitted during the plan period. The policy is not therefore directly linked to this objective and as a result is considered to have a negligible effect on water quality and resources.</p> <p><u>Term</u></p> <p>Not assessed</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u></p> <p>Whilst elderly, student and HMO development will effect flood risk and the risk of flooding, the policy itself is concerned only by providing a policy framework for the determination of proposals which may be submitted during the plan period. The policy is not therefore directly linked to this objective and as a result is considered to have a negligible effect on this objective.</p> <p><u>Term</u></p> <p>Not assessed</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy provides a decision making framework for elderly accommodation, student accommodation, and HMOs. The policy requires proposals for elderly accommodation to be situated in a location which is well-connected to local services and employment by walking, cycling and public transport ensuring residents are connected to nearby services without needing to travel far. Whilst the policy is set out to support the wellbeing of the occupiers of elderly accommodation, its effects also support the achievement of this objective. A minor positive effect is assessed.</p> <p><u>Term</u></p>

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Policy DM28: Specialist Housing		
		<p>Positive effects for the plan period from the medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy seeks to promote elderly accommodation and where appropriate student accommodation, and limit the opportunity for HMOs. The policy requires proposals for elderly accommodation to be situated in a location which is well-connected to local services and employment by walking, cycling and public transport. At the same time the policy seeks to limit HMO development which may increase the need for new homes elsewhere increasing pressure on resources. The policy is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects across the plan period from adoption.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> Whilst elderly, student and HMO development will effect waste and the use of materials, the policy itself is concerned only by providing a policy framework for the determination of proposals which may be submitted during the plan period. The policy is not therefore directly linked to this objective and as a result is considered to have a negligible effect on this objective.</p> <p><u>Term</u> Not assessed</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

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Policy DM28: Specialist Housing		
		None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>Whilst elderly, student and HMO development may impact biodiversity and green infrastructure. The policy does not allocate land for this type of development, and only provides a policy framework for the determination of proposals which may be submitted during the plan period. The effect of this policy on biodiversity and green infrastructure is therefore considered to be neutral.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of Local Plan policy and mitigation measures where necessary.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>Whilst elderly, student and HMO development may impact the historical environment. The policy does not allocate land for this type of development, and only provides a policy framework for the determination of proposals which may be submitted during the plan period. The effect of this policy on the historic environment is therefore considered to be neutral.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of Local Plan policy and mitigation measures where necessary.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>Whilst elderly, student and HMO development may impact landscape and townscape. The policy does not allocate land for this type of development, and only provides a policy framework for the determination of proposals which may be submitted during the plan period. The effect of this policy on landscape and townscape is therefore considered to be neutral.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p>

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Policy DM28: Specialist Housing		
		<p><u>Mitigation</u> Application of Local Plan policy and mitigation measures where necessary.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

Policy DM29: Gypsy, traveller and Travelling Showpeople Community		
<p><u>Preferred Option Policy Summary</u> The policy offers guidance for proposals for accommodation for Gypsy, Traveller and show people communities. The policy ensures that needs for each type of accommodation can be delivered sustainably and without adverse effects on wider amenity and the environment where brought forward. The policy scores positively in addressing needs and for social and environmental objectives.</p> <p><u>Alternative Options</u> The policy provides a decision making framework for proposals accommodation for Gypsy, Traveller, and Show People communities. Consultation with these communities has shown that there is no need/demand for any permanent site within the Borough as such as reasonable alternative which would directly allocate specific sites to meet this accommodation need is not deemed necessary. No reasonable alternative is therefore assessed for this policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The 2023 Housing Needs Assessment has found no specific needs for this type of accommodation. The policy provides a positive decision making framework to address the accommodation needs of gypsy, traveller, travelling showpeople should they arise over the plan period. The policy provides certainty to applicants and the wider community of requirements of proposals for gypsy, traveller, and travelling showpeople accommodation. The policy therefore makes a positive contribution in meeting housing needs of all communities.</p> <p><u>Term</u> Potential positive effects for the plan period from adoption.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM29: Gypsy, traveller and Travelling Showpeople Community		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	~	<p><u>Likely Significant Effects</u></p> <p>The policy is considered to have a negligible effect on this objective as it is likely to address the accommodation needs of people or groups of people which are found not to have a housing need in the borough in supporting evidence. The policy provides a framework for decision making should proposals come forward over the plan period, providing some flexibility to the Local Plan. The likely effect of the policy is likely limited for the economy.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
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 policy seeks to positively respond to proposals for specific forms of accommodation as submitted within the Borough. Such forms of accommodation would respond to cultural and social needs of these groups, ensuring suitable sites can be delivered. Overall the policy is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Potential positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM29: Gypsy, traveller and Travelling Showpeople Community		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy would assist in providing certainty for applicant peoples or groups to this type of accommodation once approved ensuring that their housing needs can be catered for if they come forward (No need for this type of accommodation is currently identified), and will assist in the identification and development of a suitable site which protects the wellbeing and health of their future occupiers. The assistance made by this policy in addressing the housing needs of gypsy, traveller, travelling showpeople is therefore considered to have a positive effect for this objective.</p> <p><u>Term</u></p> <p>Potential positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Site specific design measures where justified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM29: Gypsy, traveller and Travelling Showpeople Community		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The requirements of the policy seek to promote potential sites which are accessible to local shops, facilities, services and sources of public transport thereby reducing the need to travel by non-sustainable modes of transport. The implementation of the policy requirements will therefore assist in the achievement of the SA objectives.</p> <p><u>Term</u></p> <p>Potential positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	~	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to encourage the efficient use of land. The sites which come forward in accordance with this policy may or may not be previously developed. There is currently no need identified for this type accommodation at present, and as such the likely effect and use of the land in response to the policy is likely to be limited. Overall the policy is assessed to have a negligible effect on this objective.</p> <p><u>Term</u></p> <p>Negligible effects for the plan period from adoption. Though this may vary depending on site specific circumstances.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM29: Gypsy, traveller and Travelling Showpeople Community		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>Clearly the development of land for use by gypsy, traveller, and travelling showpeople communities could have some bearing on water usage and quality, however the policy does not concern itself with the allocation of specific sites and only sets a policy framework for the determination of any received planning application. As a result it is considered that the policy is not directly linked to this objective. Overall therefore the effect of this policy on this objective is considered negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy requirements for gypsy, traveller and travelling showpeople sites ensures that developments do not take place in areas of high risk of flooding. The policy is therefore considered to have a neutral effect on this policy.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of SuDs Hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The requirements of the policy seek to ensure sites are accessible to local shops, facilities, services and sources of public transport. The policy requirements therefore provide the opportunity for accessible via sustainable modes of transport which will reduce reliance on travel by unsustainable modes of transport. The scale of development likely under this policy is likely limited, though its location (which might be close to sources of poor air quality) is not controlled. Overall the policy is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period from adoption.</p> <p><u>Mitigation</u></p>

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Policy DM29: Gypsy, traveller and Travelling Showpeople Community		
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The requirements of the policy seek to promote potential sites which are accessible to local shops, facilities, services and sources of public transport. The policy requirements therefore provide the opportunity for accessible via sustainable modes of transport which will reduce reliance on travel by unsustainable modes of transport. Owing to the nature of the development which the policy responds the opportunity to control design, form, structures and materials used is limited. The scale of development likely under this policy is likely limited. Overall the policy is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>Gypsy, traveller and travelling showpeople developments use limited materials, with the accommodation used (in most cases) pre-existing, transportable and temporary in nature. The overall use and effect of the policy is likely to be limited. As a result the policy has a positive effect for this objective.</p> <p><u>Term</u></p> <p>Potential positive effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

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Policy DM29: Gypsy, traveller and Travelling Showpeople Community		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy requires proposals to respect areas of high conservation or ecological value. The policy does not however allocate specific sites for gypsy, traveller and travelling showpeople communities but provides a decision making framework to safeguard these areas from inappropriate development. The policy is therefore considered to have neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of wider policy requirements of the Local Plan.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy requires proposals to respect areas of high conservation or ecological value ensuring that there are no adverse effects caused. The policy does not however allocate specific sites for gypsy, traveller and travelling showpeople communities relying on windfall proposals for its implementation. However given that there is currently no known need for this type of accommodation the effects of the policy is likely to be limited. The policy is therefore considered to have neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of wider policy requirements of the Local Plan.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy requires proposals to respect areas of high conservation or ecological value ensuring that there are no adverse effects caused. The policy does not however allocate specific sites for gypsy, traveller and travelling showpeople communities relying on windfall proposals for its implementation. However given that there is currently no known need for this type of accommodation the effects of the policy is likely to be limited. The policy is therefore considered to have neutral effect for this objective.</p> <p><u>Term</u></p>

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Policy DM29: Gypsy, traveller and Travelling Showpeople Community		
		<p>Neutral effects for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Application of wider policy requirements of the Local Plan.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy relies on windfall development and as such the scale, location and timing of development put forward in common with and in response to this policy is uncertain. (Low risk).</p>

Policy DM30: Healthy Places and Lifestyles		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to ensure that the health and wellbeing interests of residents and adjacent land uses are protected through the development process. This includes providing a healthy environment, maintaining access and capacity in health infrastructure, protecting amenity and wellbeing, promoting land use compatibility and addressing contamination and pollution issues.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy affects only part of the 14 SA objectives assessed, but where there is shown to be an effect, the effect caused is shown to be positive. This is due to the benefits brought by the policy to the residents of Pendle, to their health and wellbeing, and the assistance provided by the policy in addressing some of the causes of social deprivation. The protection provided by the policy to residents also protects Pendle's environment providing enhancements to its soils, water quality, and air quality. The policy also benefits nature in Pendle, ensuring it is not adversely affected by pollution as a result of development and human activities.</p> <p><u>Alternative Options</u></p> <p>The policy has strong links to Policies for design, and design quality, pollution and ground contamination, providing a robust decision making framework which protects the health interests of Pendle's residents and its environment. There is no alternative approach available which would be as effective in securing the desired outcome. As such no reasonable alternative has been assessed for this policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

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Policy DM30: Healthy Places and Lifestyles		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
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 policy works to tackle issues which cause or are symptomatic of social deprivation. The policy requires developers to think about the implication of their developments on surrounding communities, and where necessary, make changes or make clear, how proposals respond to their needs, delivering social net benefits.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Changes to the layout, scale, intensity of a development. Provision of benefits to healthcare and wellbeing where justified and secured through planning conditions/obligations.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Impact on viability. Variation of developments and the capability of development to respond to existing issues within a community, that is proportionate to and within the scope of a development proposal (medium risk).</p>

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Policy DM30: Healthy Places and Lifestyles		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The policy works to tackle issues created by development which affect health and wellbeing. The policy requires developers to think about the implication of their developments on surrounding communities, and where necessary, make changes or make clear, how proposals respond to their needs, delivering social net benefits (likely through the submission of an Health Impact Assessment where justified). This includes improvements to health facilities as justified.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Changes to the layout, scale, intensity of a development. Provision of benefits to healthcare and wellbeing where justified and secured through planning conditions/obligations.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Impact on viability. Variation of developments and the capability of development to respond to existing issues within a community, that is proportionate to and within the scope of a development proposal (medium risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>In considering the effects on health, the policy requires applicants to address contamination and steps to minimise pollution which can have a significant bearing on health. Depending on the significance of the proposal, this may be undertaken through the submission of</p>

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Policy DM30: Healthy Places and Lifestyles		
		<p>the Health Impact Assessment. The policy draws attention to this issue, requiring a solution. The policy therefore has a positive effect for this objective.</p> <p><u>Term</u> Medium to long term permanent benefit.</p> <p><u>Mitigation</u> Ground Investigation Works. Ground remediation works. Removal of contaminants.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Impact of remediation on development viability and capacity (Medium risk).</p>
7. To conserve and enhance water quality and resources	+	<p><u>Likely Significant Effects</u> In considering the effects on health, the policy requires applicants to address contamination and steps to minimise pollution which can have a significant bearing on health and can also affect water quality. Depending on the significance of the proposal, this may be undertaken through the submission of the Health Impact Assessment. The policy draws attention to this issue, requiring a solution. The policy therefore has a positive effect for this objective.</p> <p><u>Term</u> Medium to long term permanent benefit.</p> <p><u>Mitigation</u> Ground Investigation Works. Ground remediation works. Removal of contaminants.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Impact of remediation on development viability and capacity (Medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

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Policy DM30: Healthy Places and Lifestyles		
		<p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>In considering the effects on health, the policy requires applicants to take steps to minimise pollution which can have a significant bearing on health. Depending on the significance of the proposal, this may be undertaken through the submission of the Health Impact Assessment. The policy draws attention to this issue, requiring a solution. The policy therefore has a positive effect for this objective.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Travel Plan measures, development directed to sustainable locations where services and sources of employment are accessible by walking. Development near to bus routes. Provision of infrastructure enhancements to public transport infrastructure and walking and cycling infrastructure enhancements. Technical measures and use of planning conditions to limit operational effects on wider land uses and features.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effectiveness of mitigation measures to reduce pollution and emissions (low-medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>In considering the effects on health, the policy requires applicants to take steps to minimise pollution (with links to climate change) which can have a significant bearing on health. Depending on the significance of the proposal, this may be undertaken through the submission of the Health Impact Assessment. The policy draws attention to this issue, requiring a solution, and is therefore likely to be beneficial in its contribution in minimising greenhouse gas emissions from developments. The policy therefore has a positive effect for this objective.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Travel Plan measures, development directed to sustainable locations where services and sources of employment are accessible by walking. Development near to bus routes. Provision of infrastructure enhancements to public transport infrastructure and walking and cycling infrastructure enhancements. Technical measures and use of planning conditions to limit operational effects on wider land uses and features.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effectiveness of mitigation measures to reduce pollution and emissions (low-medium risk).</p>

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Policy DM30: Healthy Places and Lifestyles		
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	?	<p><u>Likely Significant Effects</u></p> <p>Dealing with contamination and pollution issues at a site is likely to create off-site waste disposal requirements. The policy is likely to contribute to this objective, however the impact is uncertain, and will be reliant on the implementation of wider policy requirements and site specific planning conditions.</p> <p><u>Term</u></p> <p>Uncertain effects for the plan period. Effects assessed on a case by case basis.</p> <p><u>Mitigation</u></p> <p>Implementation of wider local plan policy and planning conditions.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Degree of contamination and waste caused by a development (low-medium risk depending on location and scale of development).</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy's protection of human health, is by definition likely to also result in benefits for wildlife which may also be affected by disturbance from a development proposal such as noise, lighting and vibration. Wildlife may also benefit from lower levels of air pollution, and would be harm is ground contaminants were not treated at source. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>Ground Investigation Works. Ground remediation works. Removal of contaminants. Technical measures and use of planning conditions to limit operational effects on wider land uses and features.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Impact of remediation on development viability and capacity (Medium risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

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Policy DM30: Healthy Places and Lifestyles		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

Policy DM31: Open Space, Sport and Recreation		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to increase, protect, maintain, and enhance areas of public open space as required, including formal sports provision, to secure sufficient access to quality open space typologies for the Borough's residents and visitors. The policy is responsive to the Pendle Open Space Audit completed in 2018 which assessed the quantity and quality of open space typologies within the Borough updating existing evidence. It sets out guidance for the provision of new space, and confirms under what conditions open space may be reused.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy has considerable benefits for health, wellbeing, and tackling social deprivation, providing access to and improving the quality recreational resources. There are wider benefits for environmental objectives noting the opportunity provided by open space to enhance environmental quality, provide new habitats, and land which may contribute towards drainage and surface water storage. Neutral effects are assessed for objectives which respond to employment and housing needs given that open space requirements are set out in allocated site policy and have been taken into account at a high level through the site selection process.</p> <p><u>Alternative Options</u></p> <p>The policy is responsive to evidence prepared in support of the Local Plan and seeks to promote and ensure sufficient and enhanced open space within the Borough over the plan period. Alternatives to adopt only a policy framework for open space would not be effective in protecting existing open space from loss to development. A weaker policy framework would be ineffective in securing open space within new development and fail to respond to findings in evidence of shortfalls in provision. There are no reasonable alternatives to preferred option. No other policy approach has therefore been assessed.</p>		
SA Objective	Score	Commentary

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Policy DM31: Open Space, Sport and Recreation		
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure the necessary open space to support the recreational needs of the population in light of assessed local quantitative and qualitative supply/needs. Open Space may add to the attractiveness and value of a development. The extent to which this policy effects the supply of housing will vary site to site and subject to discussion. The requirement for open space on site may reduce the capacity of the Site for development and/or its financial capacity to meet the entire housing needs of the population. A high level consideration of open space needs for sites has been taken into account at the site selection stage and its requirement is unlikely to result in the housing requirement not being achieved. The policy is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects across the plan period.</p> <p><u>Mitigation</u></p> <p>Off-site provision/financial contribution may be sought.</p> <p><u>Assumptions</u></p> <p>Open Space requirements take up developable land.</p> <p><u>Uncertainties</u></p> <p>Open Space requirements vary by area and by site and the proposals for that site. Low risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u></p> <p>Open Space at employment sites can provide for high quality environments which are attractive places to invest and work in. Similarly open space requirements may reduce the developable area and therefore amount of employment space which might be accommodated on a particular site. A high level consideration of open space needs for sites has been taken into account at the site selection stage and its requirement is unlikely to result in the employment land requirement not being achieved. The policy is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects across the plan period.</p> <p><u>Mitigation</u></p> <p>Financial contributions may be sought in lieu</p> <p><u>Assumptions</u></p> <p>Open space is of high quality and takes up developable land</p> <p><u>Uncertainties</u></p> <p>Open space requirements vary by area and by site and the proposals for that site. Low risk.</p>

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Policy DM31: Open Space, Sport and Recreation		
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 provision of open space within developments assists in making a more attractive place to live, invest in, work, and visit. Open space and access to sport can provide significant enhancements to the quality of an environment, improve safety and reduce social deprivation with spaces positively contributing to maintaining healthy lifestyles and high levels of wellbeing. Developments may make an important contribution in addressing deprivation and supporting sustainable communities where open space and sport is provided is responsive to identified deficiency in quantity or quality as set out in the Open Space Audit.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Open Space does not undermine development viability. Open Space is well designed, delivered in accordance with policy (and any planning consent) and maintained. Sports sites are suitable in their size, quality and facilities to meet demand effectively and sustainably. They are accessible via public transport and make an important contribution to meeting the sporting needs of the community accounting for variation in demand and the unique requirements of each sport.</p> <p><u>Uncertainties</u></p> <p>Funding. Usage. Low-medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>Open space can provide significant enhancements to the quality of an environment, improve safety and reduce social deprivation with better access to recreation important to maintain healthy lifestyles and wellbeing. The Open Space Audit has assessed the level and quality of open space provision across the Borough for all open space typologies. This evidence will be used to determine what open space is provided through new development over the plan period, together with the need for strategic level enhancements (i.e. Sports and Leisure facilities).</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Upgrades to existing open space. Financial contributions</p> <p><u>Assumptions</u></p> <p>Open space contributes towards health and wellbeing of residents. Sports sites are suitable in their size, quality and facilities to meet demand effectively and sustainably. They are accessible via public transport and make an important contribution to meeting the sporting needs of the community accounting for variation in demand and the unique requirements of each sport.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM31: Open Space, Sport and Recreation		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>New open space/sport provision and/or enhanced quality of open space/sports provision may reduce the need to travel by residents to access recreational facilities (for example if a new playground open, sports pitches etc). Quality open spaces, well designed and which promote pedestrian and cycling connectivity could also encourage modal shift away from car usage. This would provide a minor benefit for this objective.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>N/a.</p> <p><u>Assumptions</u></p> <p>New open space/sports provision is accessible and available to existing communities. Sports sites are accessible via public transport and are sufficient in scale, type and location to meet specific needs.</p> <p><u>Uncertainties</u></p> <p>How open space/sports facilities are to be maintained and retained for targeted users. Low-medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	0	<p><u>Likely Significant Effects</u></p> <p>The requirement for open space within a site may affect the developable area and require a larger site. Open Space is however necessary to provide for an attractive and healthy environment, and as such is considered to be an effective use of land. In addition, areas identified for open space (depending on the typology of provision) will help conserve existing soils and keep them free from development. Open spaces can have multiple functions if well designed, including contributing to drainage, site landscaping, and addressing biodiversity requirements. The policy is considered to have a neutral effect for this objective although at a site level may result in positive effects for this objective depending on the specific design. Often requirements for sports will be supported by off-site contributions to support the enhancement of existing facilities which are well established and meet the needs of existing sports clubs and residents which helps to maintain effective land uses on a broader scale.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Degree to which a development will affect the need for open space/sport dependent on the type and intensity of the proposed use.</p>

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Policy DM31: Open Space, Sport and Recreation		
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The maintenance of open space may lead to increased water usage. This however could be countered by the storage and recycling of rainwater on site through the use of water butts and/or ponds/SuDs features.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Droughts may be increasingly common in the future due to the effects of climate change. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>Areas of open space reduce the developable area and presence of hard surfaces impermeable to water. Providing there are no health and safety implications, areas of open space could function as part of the drainage infrastructure of a development providing surface water basins which store rainwater and help to reduce the runoff rate from the development.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefits as open space establishes.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Open space provided within a development is also designed specifically to respond to rain events and is adequately maintained</p> <p><u>Uncertainties</u></p> <p>There is a blockage undermining the functionality of the drainage system. Climate change events worsen than envisaged. Low-medium risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>Open spaces would contribute positive to air quality at a local level, providing areas of clean air that are free from development. Open spaces could also act as buffers between a major road and a sensitive land use assisting with the mitigation of the pollutants and noise arising from this infrastructure on future residents. New/enhanced open space within an area will help reduce car journeys that would have been made to access alternative provision further afield. Quality open space, which is connected to a wider network could attract walking and cycling trips assisting in reducing the number of car journeys undertaken to nearby services and sources of employment.</p>

Appendix 3: Appraisal of Policy Options

Policy DM31: Open Space, Sport and Recreation		
		<p><u>Term</u> Medium to long term permanent benefits.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Open Space is sufficiently large to reduce the effects of air pollution at a particular development</p> <p><u>Uncertainties</u> Technology changes over the plan period. Changes to patterns of behaviour. Societal shifts. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> Open Space provided may include a variety of vegetation which may assist in alleviating the effects of climate change, provide areas for food production to promote self-sustainability (i.e. allotments) and provide for natural shading helping to increase resilience and responsiveness of the built form to climate change. Open spaces could also provide additional drainage capacity to effectively deal with extreme weather events reducing the area covered by non-permeable surfaces.</p> <p><u>Term</u> Medium to long term permanent benefits.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The quality and functionality of open space may change over time depending on maintenance, usage and climate change. Low-medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> Areas within open spaces would no longer be suitable for mineral extraction however would not be lost to development in the longer term. A neutral effect is found for this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Not assessed</p> <p><u>Assumptions</u> Not assessed</p> <p><u>Uncertainties</u> Not assessed</p>

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Policy DM31: Open Space, Sport and Recreation		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to contribute positively to the creation create new habitat through new planting created within developments, and provides the opportunity to connect with, expand, and enhance existing habitats supporting biodiversity.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefits as areas of new open space matures.</p> <p><u>Mitigation</u></p> <p>Areas of informal open space, planting and habitat areas</p> <p><u>Assumptions</u></p> <p>Sufficient scope is provided within the scale and finance of a development to deliver open space with sufficient benefits for wildlife.</p> <p><u>Uncertainties</u></p> <p>The quality and functionality of open space may change over time depending on maintenance, usage and climate change. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>Open space, may function to provide a buffer between a development and heritage asset, and contribute to maintaining the assets setting. The role of and benefits associated with open space for the historic environment will vary from site to site depending on the significance of the heritage asset and the role of the site in contributing to this significance and its setting. An uncertain effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Uncertain effect across the plan period with the actual effect likely to be determined on a case by case basis.</p> <p><u>Mitigation</u></p> <p>Design responses to be agreed through the DM process.</p> <p><u>Assumptions</u></p> <p>The nature of the heritage asset and its significance and the potential for any adverse effect a new development might have through the provision of open space</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM31: Open Space, Sport and Recreation		
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The provision of open spaces is likely to be beneficial to landscape and settlement character subject to their detailed design. Open spaces may soften the effect of a development, assist with the transition from urban to rural, or provide a high quality and distinctive gateway to a settlement. The degree of benefit to this objective will vary from case to case depending on site specific circumstances, however the overall effect of the policy is likely to be beneficial for this objective.</p> <p><u>Term</u></p> <p>Likely minor permanent positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>The nature of the landscape and townscape which is affected and the potential for any adverse effect a new development might have through the provision of open space</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM32: Walking and Cycling		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to promote and secure walking and cycling in new developments to encourage its adoption by future users/operators as a means to access and travel within the site, and ensure that existing walking and cycling links are not compromised and where possible improved by new development.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy scores positively for environmental and social objectives, particularly objectives relating to climate change, green infrastructure, sustainable modes of transport, and health and recreation. Negligible effects are outlined in relation to economic and housing supply objectives.</p> <p><u>Alternative Options</u></p> <p>The policy supports walking and cycling within new development and enhancements for wider areas seeking to minimise the reliance on travel by non-sustainable forms of transport. In this way the policy reflects and responds to the requirements of the NPPF. As such it is not considered that there is a reasonable alternative to this policy. No alternative has therefore been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p>

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Policy DM32: Walking and Cycling		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Likely Significant Effects</u> The policy seeks to encourage walking and cycling within Pendle by requiring developments to consider and where appropriate invest in the walking and cycling infrastructure of the Borough, within and connecting sites and other developments, and through the location of developments itself. Such an approach will assist in promoting sustainable living by given opportunity for access via non-polluting modes of transport, and benefit the wider community with enhanced infrastructure and improved air quality. Responding to long established efforts of the Council to promote cycling (and walking).</p> <p><u>Term</u> Permanent positive effects from the short term.</p> <p><u>Mitigation</u> On site provision. Improvements to existing provision. New infrastructure. Secured by S.106. Travel Plan measures. Cycle storage/vouchers etc.</p> <p><u>Assumptions</u> Opportunities exist within the scope of a development to promote and improve walking and cycling</p> <p><u>Uncertainties</u> Viability and feasibility of such measures. Medium Risk.</p>

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Policy DM32: Walking and Cycling		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The policy/proposal would have strong and sustained impacts on healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality through its safeguarding and development of walking and cycling links through new developments. Walking and cycling are beneficial to health and wellbeing and a higher take up by residents will reduce pressure on healthcare services. The policy is therefore assessed as having a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Significant positive effects largely in the medium term, however continuing in the long run.</p> <p><u>Mitigation</u></p> <p>On site provision. Improvements to existing provision. New infrastructure. Secured by S.106. Travel Plan measures. Cycle storage/vouchers etc. The policy should promote active design principles in line with Policy DM14.</p> <p><u>Assumptions</u></p> <p>Opportunities exist within the scope of a development to promote and improve walking and cycling</p> <p><u>Uncertainties</u></p> <p>Viability and feasibility of such measures. Medium Risk.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	<p><u>Likely Significant Effects</u></p> <p>The policy/proposal would encourage access via walking and cycling, safeguarding and developing routes at proposed development locations, securing links to existing infrastructure, and providing means to enhance existing infrastructure to the benefit of all users. The accessibility, quality, and safety of walking and cycling routes is important in encouraging their use and to secure a modal shift from polluting forms of transport.</p> <p><u>Term</u></p> <p>Significant positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>On site provision. Improvements to existing provision. New infrastructure. Secured by S.106. Travel Plan measures. Cycle storage/vouchers etc. The policy should promote active design principles in line with Policy DM14.</p> <p><u>Assumptions</u></p> <p>The proposal site is accessible via foot/bicycle (including travel times) to relevant essential services, infrastructure and sources of employment.</p> <p><u>Uncertainties</u></p> <p>Walking and cycling improvements are feasible and viable. Medium risk.</p>

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Policy DM32: Walking and Cycling		
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages non-residential development likely to generate significant level of footfall to be located in highly accessible locations such as town or local shopping centres to encourage access for pedestrian and cyclists. The policy therefore helps to promote the efficient use of land, encouraging development of land close to or within town/local shopping centres.</p> <p><u>Term</u></p> <p>Positive effects from the short term for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>High accessible locations are generally previously developed sites.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Trend</u></p> <p>Not assessed.</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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Trend</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p>

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Policy DM32: Walking and Cycling		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	++	<p><u>Likely Significant Effects</u> The policy/proposal would help to encourage travel via walking and cycling, safeguarding and developing routes at proposed development locations, securing links to existing infrastructure, and providing means to enhance existing infrastructure to the benefit of all users. The accessibility, quality, and safety of walking and cycling routes is important in encouraging their use and to secure a modal shift from polluting forms of transport leading to improvements in air quality.</p> <p><u>Term</u> Significant positive effects in the medium to long term.</p> <p><u>Mitigation</u> On site provision. Improvements to existing provision. New infrastructure. Secured by S.106. Travel Plan measures. Cycle storage/vouchers etc.</p> <p><u>Assumptions</u> The proposal site is accessible via foot/bicycle (including travel times) to relevant essential services, infrastructure and sources of employment</p> <p><u>Uncertainties</u> Securing use of walking/cycling infrastructure by future site users. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	<p><u>Likely Significant Effects</u> The policy/proposal would help encourage travel via walking and cycling, safeguarding and developing routes at proposed development locations, securing links to existing infrastructure, and providing means to enhance existing infrastructure to the benefit of all users. The accessibility, quality, and safety of walking and cycling routes is important in encouraging their use and to secure a modal shift from polluting forms of transport leading to improvements in air quality and reduced emissions. The policy assists in continuing trends of reduced CO2 emissions from the Borough over time.</p> <p><u>Term</u> Significant positive effects in the medium to long term.</p> <p><u>Mitigation</u> On site provision. Improvements to existing provision. New infrastructure. Secured by S.106. Travel Plan measures. Cycle storage/vouchers etc.</p> <p><u>Assumptions</u> The proposal site is accessible via foot/bicycle (including travel times) to relevant essential services, infrastructure and sources of employment</p> <p><u>Uncertainties</u> Securing use of walking/cycling infrastructure by future site users. Low-medium risk.</p>

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Policy DM32: Walking and Cycling		
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

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Policy DM32: Walking and Cycling		
14. To conserve and enhance landscape character and townscapes.	~	<p>None.</p> <p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

Policy DM33: Hot Food Takeaways		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to ensure that the health and wellbeing interests of residents and adjacent land uses are protected for proposals for hot food takeaways. This includes their operational effects, design and location. The policy seeks to avoid an over concentration of hot food takeaways and within specific locations, seeks their refusal where located near sensitive land uses frequented by children or where located in wards with poor health indicators.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy affects only part of the 14 SA objectives assessed, but where there is shown to be an effect, the effect caused is shown to be positive. This is due to the benefits brought by the policy to the residents of Pendle, to their health and wellbeing, and the assistance provided by the policy in addressing some of the causes of social deprivation. The policy also benefits the urban landscape in Pendle by ensuring that proposals for hot food takeaways do not degrade the quality of the urban environment due to their design, appearance and prominence, or due to their operational effects.</p> <p><u>Alternative Options</u></p> <p>The policy seeks to ensure that the operational effects of hot food takeaways on the health and wellbeing of residents in Pendle is minimised and to ensure that hot food takeaway proposals compliment and contribute to urban quality. Taking into account poor health indicators in Pendle, which are more severe in deprived wards, the large number of hot food takeaways in Pendle (particularly in Nelson, Colne and Brierfield) and the significant evidence of the County Council for the role that unhealthy food choices have in promoting poor health, the Council does not believe there is a suitable alternative available which would be effective in securing the health interests of the population for this specific land use. No alternative is therefore assessed to this policy option through the SA.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p>

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Policy DM33: Hot Food Takeaways		
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u></p> <p>The policy relates to the location and effects of hot food takeaways. Hot Food Takeaways provide for employment and make a contribution to the local economy. They are largely situated within the borough's commercials. The restrictions placed by the policy on hot food takeaways within Pendle, do not necessarily harm the economy, taking into account that other commercial land uses would be appropriate in most locations occupied by hot food takeaway outlets. In addition, hot food takeaways may adversely affect the appearance on an area, either by way of their design, security features, and operational effect. This may serve to discourage investment and other land uses. A policy restricting the overconcentration of hot food takeaways within a particular location would reduce the potential for this. Overall, taking the above into account, a neutral effect is assessed for this objective.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> Restrictions on opening hours, conditions for cooking, waste and litter</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

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Policy DM33: Hot Food Takeaways		
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 policy seeks to ensure that hot food takeaways do not degrade the urban environment either by way of their design and appearance, scale and prominence within street frontages, and operational effects. This will help enhance and secure the quality of the urban environment, and attract wider investment to the area. The policy sets limitations on hot food takeaways within town centres and outside of town centres. Access to unhealthy foods promotes unhealthy lifestyles which affects wellbeing, service provision, and deprivation measures. It is important, in the context of evidence showing relatively poor health within parts of Pendle, that planning policy decisions are made in the interests of residents of Pendle, which protects health and wellbeing.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Higher quality design for hot food takeaway proposals within suitable locations. Use of planning conditions to control opening hours and operational effects. Refusal of proposals which would adversely affect health and wellbeing of residents either by way of their operations or by their proximity to sensitive land uses. Monitoring of health of residents in Pendle.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effects of policy in reversing health issues experienced in Pendle (low-medium risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The policy will help enhance and secure the health and wellbeing of residents in Pendle as a cause of hot food takeaways. Planning conditions will help to ensure that the operational effects of hot food takeaways do not adversely affect the amenity and health of neighbouring residents or land uses. The policy sets limitations on hot food takeaways within town centres and outside of town centres. Access to unhealthy foods promotes unhealthy lifestyles which affects wellbeing, service provision, and deprivation measures. It is important, in the context of evidence showing relatively poor health within parts of Pendle, that planning policy decisions are made in the interests of residents of Pendle, which protects health and wellbeing.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Use of planning conditions to control opening hours and operational effects. Refusal of proposals which would adversely affect health and wellbeing of residents either by way of their operations or by their proximity to sensitive land uses. Monitoring of health of residents in Pendle.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effects of policy in reversing health issues experienced in Pendle (low-medium risk).</p>

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Policy DM33: Hot Food Takeaways		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

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Policy DM33: Hot Food Takeaways		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	?	<p><u>Likely Significant Effects</u> Hot food takeaways are a producer of waste. Whilst the policy does not promote or result in the development of hot food takeaways, proposals which are considered against this policy will have implications for waste production and storage. The policy, as assessed,</p>

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Policy DM33: Hot Food Takeaways		
the sustainable use of natural resources.		<p>does not currently contain guidance on how waste is addressed by applicants and decision makers. To ensure that the policy does not adversely affect this SA objective, clarification is required in the policy on this issue.</p> <p><u>Term</u> Uncertain effects for the plan period. Possible adverse effects is not addressed ahead of adoption.</p> <p><u>Mitigation</u> Policy guidance necessary addressing the issue of waste. Waste solutions to be secured by planning conditions.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Litter may result in off-site locations and is largely not controllable through the planning system (medium risk)</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u> The policy seeks to ensure that hot food takeaways do not degrade the urban environment either by way of their design and appearance, scale and prominence within street frontages, and operational effects. This will help enhance and secure the quality of the urban environment, and is potentially beneficial to this SA objective. A minor positive effect is assessed.</p> <p><u>Term</u> Medium to long term permanent benefit.</p> <p><u>Mitigation</u> Higher quality design for hot food takeaway proposals within suitable locations. Use of suitable materials in shopfront design. Refusal of externally fitted shopfront security features (such as shutters), sensitive use of lighting and placement of external advertisements. Retention, and where possible, enhancement of traditional shopfront fittings.</p>

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Policy DM33: Hot Food Takeaways		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The policy seeks to ensure that hot food takeaways do not degrade the urban environment either by way of their design and appearance, scale and prominence within street frontages, and operational effects. This will help enhance and secure the quality of the urban environment, and is potentially beneficial to this SA objective. A minor positive effect is assessed.</p> <p><u>Term</u> Medium to long term permanent benefit.</p> <p><u>Mitigation</u> Higher quality design for hot food takeaway proposals within suitable locations. Use of suitable materials in shopfront design. Refusal of externally fitted shopfront security features (such as shutters), sensitive use of lighting and placement of external advertisements. Retention, and where possible, enhancement of traditional shopfront fittings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Policy DM34: Engaging the Community
<p><u>Preferred Option Policy Summary</u> The preferred option seeks to ensure that developers engage with the wider community, statutory providers and consultees on issues affecting or affected by development proposals. This may allow key issues to be identified early on, with a solution provided prior to the submission of a planning application. This may be of benefit particularly in identified infrastructure pressures, community needs, or specific constraints such as flood risk or drainage, and could significantly shorten the determination period for major development proposals.</p> <p><u>Preferred Option Policy Appraisal</u> The policy affects only part of the 14 SA objectives assessed, but where there is shown to be an effect, the effect caused is shown to be positive. This is due to the benefits brought by the policy to the residents of Pendle, to their health and wellbeing, infrastructure and service provision, and addressing key issues such as flood risk. The policy has a negligible effect on a number of other issues, recognising the policies role as a mechanism for issues to be made known and discussed whilst the solution is secured in compliance with other policies of the local plan.</p> <p><u>Alternative Options</u> The policy is responsive to the Council's Statement of Community Involvement, the Localism Agenda, and emphasis in the NPPF on pre-application discussions and agreement. The policy will assist in securing the delivery of sustainable development at minimum delay assisting with the implementation of Policy SP01 of the Local Plan. The policy could help boost delivery of new development and secure the infrastructure and services required to support them. In the Council's experience no alternative has proven effective in securing effective pre-application engagement, and as such a policy response is required. It is important that pre-application discussions are proportionate to the proposal and as such requiring all developments to conduct</p>

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Policy DM34: Engaging the Community		
the same level of engagement would not be fair, realistic or justified. As a result the position taken by the draft policy is considered as the only reasonable approach available and no alternative has been assessed.		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

Appendix 3: Appraisal of Policy Options

Policy DM34: Engaging the Community		
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 policy seeks to ensure that developers conduct pre-application engagement with members of the community, statutory consultees and providers. The policy has been prepared to ensure that developers properly consult before submitted their proposals to the council, providing opportunities to make changes to their scheme in response to findings from pre-application discussions which might affect service provision, infrastructure and communities. The proposal is assessed to have a minor positive effect for this objective, in its role of ensuring that developers are better prepared on their likely impacts and requirements which will help shape their proposals, including the provision of benefits and onsite infrastructure. The approach will enable a more efficient decision making process, reduce the level of objection, and enable faster delivery.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Changes to the layout, scale, intensity of a development. Provision of benefits to infrastructure and other services where justified and secured through planning conditions/obligations.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Impact on viability. Variation of developments and the capability of development to respond to existing issues within a community, that is proportionate to and within the scope of a development proposal (medium risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that developers conduct pre-application engagement with members of the community, statutory consultees and providers. The policy has been prepared to ensure that developers can make responses to their scheme in response to findings from pre-application discussions which might affect service provision, infrastructure and communities. This helps to empower communities in helping to shape proposals which may affect them or their area. The proposal is assessed to have a minor positive effect for this objective, in its role of ensuring that developers are better prepared on their likely impacts and requirements which will help shape their proposals, including the provision of benefits and onsite infrastructure. The approach will enable a more efficient decision making process, reduce the level of objection, and enable faster delivery. The approach will protect the health and wellbeing of residents which may otherwise be adversely affected by a development proposal (either directly or as a result of operational effects or impact on services and infrastructure).</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Changes to the layout, scale, intensity of a development. Provision of benefits to infrastructure and other services where justified and secured through planning conditions/obligations.</p> <p><u>Assumptions</u></p> <p>None.</p>

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Policy DM34: Engaging the Community		
		<p><u>Uncertainties</u> Impact on viability. Variation of developments and the capability of development to respond to existing issues within a community, that is proportionate to and within the scope of a development proposal (medium risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u> The policy seeks to ensure that developers conduct pre-application engagement with members of the community, statutory consultees and providers. The policy has been prepared to ensure that developers can make responses to their scheme in response to findings from pre-application discussions which might affect service provision, infrastructure and communities. The proposal is assessed to have a minor positive effect for this objective, in its role of ensuring that developers are better prepared on their likely impacts and requirements which will help shape their proposals, including the effect caused on highway infrastructure, walking and cycling provision, and need for off-site highway or other infrastructure works. This may include how a site is designed, in terms of its layout and overall site capacity. The approach will enable a more efficient decision making process, reduce the level of objection, and enable faster delivery.</p> <p><u>Term</u> Medium to long term permanent benefit.</p> <p><u>Mitigation</u> Changes to the layout, scale, intensity of a development. Travel plan measures. Walking and cycling infrastructure and connectivity. Contributions to highway or pedestrian infrastructure enhancements and public transport infrastructure.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Impact on viability. Variation of developments and the capability of development to respond to existing issues within a community, that is proportionate to and within the scope of a development proposal (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

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Policy DM34: Engaging the Community		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>The policy may play a role in identifying local issues which may affect or contribute to this objective. Other policies of the plan provide effective responses to this issue. The impact of the policy on this issue is considered to be negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>Adoption of water efficiency measures. Water company investment in utility infrastructure.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that developers conduct pre-application engagement with members of the community, statutory consultees and providers. The policy has been prepared to ensure that developers can make responses to their scheme in response to findings from pre-application discussions which might affect service provision, infrastructure and communities. The proposal is assessed to have a minor positive effect for this objective, in its role of ensuring that developers are better prepared on their likely impacts and requirements which will help shape their proposals, including the impact of flooding on proposals and the effectiveness/suitability of the design in managing flood risk and addressing surface water flow/storage. This may include how a site is designed, in terms of its layout and overall site capacity. The approach will enable a more efficient decision making process, reduce the level of objection, and enable faster delivery.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Changes to the layout, scale, intensity of a development. Adoption of natural drainage methods. Retention of specific natural features.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Impact on viability. Variation of developments and the capability of development to respond to existing issues within a community, that is proportionate to and within the scope of a development proposal (medium risk).</p>
9. To improve air quality.	~	<p><u>Likely Significant Effects</u></p> <p>The policy may play a role in identifying local issues which may affect or contribute to this objective. Other policies of the plan provide effective responses to this issue. The impact of the policy on this issue is considered to be negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p>

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Policy DM34: Engaging the Community		
		<p><u>Mitigation</u> Adoption of measures to reduce air pollution, such as application of air filtering technology, restriction of operations, promotion of walking, cycling and use of public transport, through effective use of land or infrastructure investment.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	~	<p><u>Likely Significant Effects</u> The policy may play a role in identifying local issues which may affect or contribute to this objective. Other policies of the plan provide effective responses to this issue. The impact of the policy on this issue is considered to be negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> Adoption of measures to minimise carbon emissions and ensure that development is adapted to the effects of climate change. This could include such as application of air filtering technology, restriction of operations, sustainable build methods, use of renewable energy, and promotion of walking, cycling and use of public transport, through effective use of land or infrastructure investment.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM34: Engaging the Community		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	~	<p><u>Likely Significant Effects</u></p> <p>The policy may play a role in identifying local issues which may affect or contribute to this objective. Other policies of the plan provide effective responses to this issue. The impact of the policy on this issue is considered to be negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

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Policy DM34: Engaging the Community		
14. To conserve and enhance landscape character and townscapes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

Policy DM35: Community Facilities		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to safeguard, enhance and support the delivery of new community facilities, including rural shops. The policy promotes and protects the sustainability of communities in Pendle, safeguarding those facilities and services which are most valued and which provide a source of recreation, learning, social interaction, opportunities to buy goods and develop skills.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy affects only part of the 14 SA objectives assessed, but where there is shown to be an effect, the effect caused is shown to be positive. This is due to the benefits brought by the policy to the residents of Pendle, to their health and wellbeing in maintaining and supporting local infrastructure and service provision which are core to the identity, vibrancy and sustainability of local communities. It supports climate change and highway objectives to reduce car usage, by supporting the retention of local services reducing the need to travel.</p> <p><u>Alternative Options</u></p> <p>The policy helps to promote the vitality and vibrancy of local services and facilities supporting the sustainability of communities. The policy provides a decision making framework for Use Class F2 developments, proposals for community facilities, including their alteration, and proposals affecting community facilities and their assets. The Council consider the policy to be important in promoting and safeguarding the vibrancy of communities in Pendle, and in particular enabling households to exit poverty. No alternatives of the policy have been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM35: Community Facilities		
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
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 policy seeks to safeguard and support community facilities and services. These facilities help to underpin sustainable communities, providing a place for social interaction, community togetherness and action which are core to health and wellbeing, promoting sustainable living and helping to tackle deprivation.</p> <p><u>Term</u></p> <p>Minor benefits for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of policy requirements for the retention, enhancement and provision of community facilities and proposals affecting them. Possible designation of buildings as assets of community value depending on meeting certain criteria.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The demand for facilities and their role in society may change. Increased energy costs may affect the viability of operations. Medium Risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM35: Community Facilities		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to safeguard and support community facilities and services. These facilities help to underpin sustainable communities, providing a place for social interaction, community togetherness and action which are core to health and wellbeing, promoting sustainable living and helping to tackle deprivation.</p> <p><u>Term</u></p> <p>Minor benefits for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of policy requirements for the retention, enhancement and provision of community facilities and proposals affecting them. Possible designation of buildings as assets of community value depending on meeting certain criteria.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The demand for facilities and their role in society may change. Increased energy costs may affect the viability of operations. Medium Risk.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to safeguard and support community facilities and services. These facilities help to underpin sustainable communities, providing a place for social interaction, community togetherness and action which are core to health and wellbeing, promoting sustainable living and helping to tackle deprivation. They reduce the need to travel, increasing the scope of activities, facilities, and (in rural areas) goods (relevant for use class F2 developments) which are accessible locally without the need to travel by car. The policy therefore has a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor benefits for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of policy requirements for the retention, enhancement and provision of community facilities and proposals affecting them. Possible designation of buildings as assets of community value depending on meeting certain criteria.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The demand for facilities and their role in society may change. Increased energy costs may affect the viability of operations. Medium Risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p>

Appendix 3: Appraisal of Policy Options

Policy DM35: Community Facilities		
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	~	<p><u>Likely Significant Effects</u> The policy may play a minor role in addressing air quality issues locally but the areas served by community facilities are largely unlikely affected by adverse air quality and are not significant sources of air quality problems themselves. The impact of the policy on this issue is considered to be negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM35: Community Facilities		
		<p>Application of policy requirements for the retention, enhancement and provision of community facilities and proposals affecting them. Possible designation of buildings as assets of community value depending on meeting certain criteria.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to safeguard and support community facilities and services. These facilities help to underpin sustainable communities, providing a place for social interaction, community togetherness and action which are core to health and wellbeing, promoting sustainable living and helping to tackle deprivation. They reduce the need to travel, increasing the scope of activities, facilities, and (in rural areas) goods (relevant for use class F2 developments) which are accessible locally without the need to travel by car thus helping to reduce greenhouse gas emissions. The policy therefore has a minor positive effect for this objective.</p> <p><u>Term</u> Minor benefits for the plan period.</p> <p><u>Mitigation</u> Application of policy requirements for the retention, enhancement and provision of community facilities and proposals affecting them. Possible designation of buildings as assets of community value depending on meeting certain criteria.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The demand for facilities and their role in society may change. Increased energy costs may affect the viability of operations. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM35: Community Facilities		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM35: Community Facilities		
14. To conserve and enhance landscape character and townscapes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

Policy DM36: Education and Training		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to support improvements to education infrastructure in Pendle providing a clear and positive policy framework for decision making. It seeks to protect existing education sites from other uses and guides how former education sites should be developed. The policy approach intends to support the quality and capacity of education infrastructure in Pendle to support greater levels of education and skills attainment in Pendle. This includes post school education with the policy looking to development proposals, as relevant, to provide proportionate opportunities for skill development for local people at development sites as part of the material benefits of a proposal. The policy is responsive to the baseline conditions of the plan area which shows that education attainment in Pendle is lower than the regional and national averages, and that wages of Pendle results is also below the regional and national average (and even the average of the workforce of Pendle). This contributes to wider problems experienced in Pendle such as its high deprivation level, high levels of poverty in specific wards of the borough, and low standard of health.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy affects many of the SA objectives assessed, scoring positively for social objectives, owing to the benefits of education attainment to quality of life, wellbeing, health and tackling deprivation. Support provided to the Pendle economy by increasing the skill of the local population. Highways and climate change, by the promotion of sustainable modes of transport for education developments, and environmental objectives, due to the safeguards put in place to prevent proposals result in adverse effects for biodiversity, the historic environment and landscapes/townscapes.</p> <p><u>Alternative Options</u></p> <p>The policy is responsive to and relevant to the baseline conditions of the plan area and is aimed at supporting positive change and enhanced prospects for the residents of Pendle over the plan period. This is consistent with the vision and objectives of the Local Plan. The policy's approach is targeted and proportionate, and is steered to provide for an effective means of addressing significant local issues. As a result, the Council do not consider that there are any reasonable alternatives to the policy approach, and as such no alternative has been assessed.</p>		
SA Objective	Score	Commentary

Appendix 3: Appraisal of Policy Options

Policy DM36: Education and Training		
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to support sustainable proposals for the expansion of education infrastructure and buildings. It also seeks to secure positive economic effects for residents from approved development providing opportunities for skills development and training diversifying the skills of the local workforce. The policy helps to secure a higher standard and broad range of education for Pendle's residents given them greater opportunities to access employment, higher wages, and secure a higher standard of living. This in turn benefits the economy, increasing the availability of a skilled workforce.</p> <p><u>Term</u></p> <p>Minor positive effect from the plan period.</p> <p><u>Mitigation</u></p> <p>Application of policy requirements to support improvements in education and greater opportunities for training and skills development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM36: Education and Training		
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 policy seeks to support improvements in education infrastructure and skills development. These will help provide greater opportunities for residents to secure the education, skills and training required to access employment and potentially higher wages, and enable households to exit poverty. The proposal has a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the plan period.</p> <p><u>Mitigation</u></p> <p>Application of policy requirements to support improvements in education and greater opportunities for training and skills development.</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.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to support sustainable proposals for the expansion of education infrastructure and buildings. It also seeks to secure positive economic effects for residents from approved development providing opportunities for skills development and training diversifying the skills of the local workforce. The policy helps to secure a higher standard and broad range of education for Pendle's residents given them greater opportunities to access employment, higher wages, and secure a higher standard of living. This in turn benefits health and wellbeing, increasing the proportion of the population which are economically active and reducing pressure on services. The policy also seeks to ensure that proposals for education do not have adverse effects for residential amenity and operations of adjacent development, protecting the health and wellbeing of the wider community. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the plan period.</p> <p><u>Mitigation</u></p> <p>Application of policy requirements to support improvements in education and greater opportunities for training and skills development. Conditions for lighting and operational hours. Siting and layout of proposals and application of higher technical standards to reduce noise.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM36: Education and Training		
		None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that proposals for education infrastructure are safely and sufficiently accessed by supporting infrastructure and that infrastructure is provided to support access via sustainable modes of transport.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Changes to the layout, scale, intensity of a development. Travel plan measures. Walking and cycling infrastructure and connectivity. Contributions to highway or pedestrian infrastructure enhancements and public transport infrastructure.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports this objective by seeking to protect existing playing fields from development (for the purpose for sports and outdoor learning) for education and non-education uses.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>If lost the level of open space and play provision should be provided in accordance with Policy DM31.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM36: Education and Training		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports the achievement of this objective, ensuring that proposals are developed in accordance with flood risk policies of the Local Plan and national planning risk policy. This recognises education uses as a highly vulnerable use to flood risk and ensures that this issue is effectively addressed and considered early on in the design process.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Changes to the layout, scale, intensity of a development. Adoption of natural drainage methods. Retention of specific natural features.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	?	<p><u>Likely Significant Effects</u></p> <p>Proposals for education infrastructure are likely to result in concentrations of activity in the high network during specific hours. The effect on air quality will be dependent on the scale and location of the development and proportion of students accessing and departing the site by sustainable forms of transport. The policy will assist in helping to reduce reliance of travel by car but the success of these is somewhat dependent on site specific circumstances. Uncertain effects are recorded for this SA objective.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to reduce air pollution, such as application of air filtering technology, restriction of operations, promotion of walking, cycling and use of public transport, through effective use of land or infrastructure investment.</p> <p><u>Assumptions</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM36: Education and Training		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Variable impact on objective depending on site specific context.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that proposals for education infrastructure are safely and sufficiently accessed by supporting infrastructure and that infrastructure is provided to support access via sustainable modes of transport. The policy also seeks to minimise the use of non-renewables in construction to reduce the carbon footprint of proposals.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Changes to the layout, scale, intensity of a development. Travel plan measures. Walking and cycling infrastructure and connectivity. Contributions to highway or pedestrian infrastructure enhancements and public transport infrastructure. Use of sustainable materials and resources.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to minimise the use of non-renewables in construction to reduce the carbon footprint of proposals. This has the benefit of safeguarding natural resources and minimises waste. The policy approach is consistent and supportive of this SA objective.</p> <p><u>Term</u></p> <p>Medium to long term permanent benefit.</p> <p><u>Mitigation</u></p> <p>Use of sustainable materials and resources in construction to minimise waste and greenhouse gas emissions.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM36: Education and Training		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports the implementation of biodiversity net gain requirements as relevant. The policy therefore has a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Adherence to Policy DM04 and long term management of habitats provided on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that proposals do result in unacceptable harm to the historic environment. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Implementation of appropriate design responses to the wider historic environment agreed with the Council and relevant bodies following assessment of significance and the role of the site to the heritage asset.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM36: Education and Training		
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that proposals do result in unacceptable harm to landscape and townscape. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Examination of site context and character and how it relates to the wider urban and natural landscape, through the submission of a Design and Access Statement and Landscape evidence as appropriate. The scaling, siting and detailed design of proposals should be responsive to the conclusions of this site specific evidence.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM37: Parking				
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to ensure that new development benefits from sufficient parking, avoid adverse effects on highway safety and capacity and the appearance and functionality of an area due to parking problems. Parking can cause additional significant stress where parking issues cause confrontation or lead to harm on amenity. The Policy also sets out measures to secure electric charging infrastructure, important to secure a shift from fuel based cars to electric/hybrid cars with benefits for the environment.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>Overall the policy is assessed to benefit have some social and environmental benefits, with a largely neutral effect for other objectives.</p> <p><u>Alternative Options</u></p> <p>In its current form the policy sets out parking standards (as confirmed in Appendix 5 to the Local Plan) prescribed according to the scale and type of development proposed. The policy also requires electric charging provision. A reasonable alternative would be a policy which simply guides applicants on the consideration of parking through development proposals without establishing minimum or maximum requirements. Whilst this may benefit usage of land, this weaker position would increase the amount of development in the Borough with insufficient levels of parking and contribute to parking problems with adverse effects for highway capacity and safety, environmental factors, and amenity. The policy is approach is rejected as a result.</p>				
SA Objective	Score	Preferred Option: Commentary	Score	Reasonable Alternative: Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy sets parking requirements, in terms of quantity, siting and design, for residential development to ensure parking is sufficiently accounted for through the design process to promote the quality of the development and minimise uncontrolled on-</p>	0	<p><u>Likely Significant Effects</u></p> <p>The policy sets parking guidance for residential development to ensure parking is sufficiently accounted for through the design process avoiding adverse effects on the built environment. The overall effect on the provision of housing is likely to be neutral.</p> <p><u>Term</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM37: Parking				
		<p>street parking. The overall effect on the provision of housing is likely to be neutral.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Parking requirements are assessed at the design stage and accounted for when determining a capacity of a site for development.</p> <p><u>Uncertainties</u></p> <p>None.</p>		<p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Parking requirements are assessed at the design stage and accounted for when determining a capacity of a site for development.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u></p> <p>Sets parking requirements, in terms of quantity, siting and design, for commercial development to ensure parking is sufficiently accounted for through the design process to promote the quality of the development and minimise uncontrolled parking. The overall effect on the development of employment land is likely to be neutral.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Parking requirements are assessed at the design stage and accounted for when determining a capacity of a site for development.</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>The policy sets parking guidance for commercial development to ensure parking is sufficiently accounted for through the design process avoiding adverse effects on the built environment. The overall effect on the development of employment land is likely to be neutral.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Parking requirements are assessed at the design stage and accounted for when determining a capacity of a site for development.</p> <p><u>Uncertainties</u></p> <p>None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and	0	<p><u>Likely Significant Effects</u></p> <p>The policy promotes electric car usage by securing electric charging points within developments and new parking provision. It also seeks to promote cycling at new developments to secure development which promotes travel by sustainable modes of transport. Equally the policy promotes car usage by ensuring</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy encourages electric charging points within developments and new parking provision. It also seeks to promote cycling at new developments. Weaker policy guidance is less likely to secure a modal shift and more likely to result in adverse effects for this objective.</p> <p><u>Term</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM37: Parking				
promote sustainable living.		<p>sufficient car parking spaces are provided at new developments. Overall it is considered that the policy results in a neutral effect for this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Infrastructure provision secured by condition/obligation.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> That new infrastructure encourages a modal shift to cycling from car usage. Low-medium risk.</p>		<p>Minor adverse effects for the plan period.</p> <p><u>Mitigation</u> Infrastructure provision secured by condition/obligation.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> That new infrastructure encourages a modal shift to cycling from car usage. Low-medium risk</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u> The policy seeks to provide greater opportunity for cycling within the Borough by requiring cycling storage/parking facilities on sites providing car parking over a certain threshold. As well as a mode of transport, cycling has benefits for health and wellbeing from exercise and recreation, and the provision of new infrastructure supports Council objectives to promote cycling. As a result a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Positive effects for the plan period.</p> <p><u>Mitigation</u> Infrastructure provision secured by condition/obligation</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Changes in attitudes change how the car is used reducing the effectiveness of the policy. Low risk.</p>	-	<p><u>Likely Significant Effects</u> The policy encourages cycling storage and sufficient parking levels to be provided on site. The policy provides guidance which might not be followed where site specific circumstances do not allow. Insufficient parking can cause harm to health and wellbeing with adverse effects for this objective as a result.</p> <p><u>Term</u> Minor adverse effects for the plan period.</p> <p><u>Mitigation</u> Infrastructure provision secured by condition/obligation</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Changes in attitudes change how the car is used reducing the effectiveness of the policy. Low risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM37: Parking				
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	<p><u>Likely Significant Effects</u></p> <p>The policy promotes electric car usage by securing electric charging points within developments and new parking provision. It also seeks to promote cycling at new developments. Equally the policy promotes car usage by ensuring sufficient car parking spaces are provided at new developments. Overall it is considered that the policy results in a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Parking provision secured by condition/obligation</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Take up of electric cars and encouragement of modal shift to cycling. Viability of implementing requirements. Low-medium risk.</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy encourages electric charging points within developments and new parking provision. It also seeks to promote cycling at new developments. Weaker policy guidance is less likely to secure a modal shift and more likely to result in adverse effects for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Infrastructure provision secured by condition/obligation</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Take up of electric cars and encouragement of modal shift to cycling. Viability of implementing requirements. Low-medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	0	<p><u>Likely Significant Effects</u></p> <p>Parking requirements will need to be considered in developing the layout and capacity for the Site. There is a risk that where policy is not satisfied (owing to absence of capacity) development will be refused. The result of the policy could be a greater amount of land given over to parking, though the policy also provides for land to be used to provide and support sustainable modes of transport. The overall effect is assessed as neutral.</p> <p><u>Term</u></p> <p>Effects may alter per scheme. Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Parking provision secured by condition/obligation</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sufficient scope exists within the context of a development to meet policy requirements. Low risk.</p> <p><u>Uncertainties</u></p>	+	<p><u>Likely Significant Effects</u></p> <p>The flexible approach of the policy will ensure that land is efficiently developed and not given over to potentially large areas of land. The assessed effect of the policy is considered to be positive.</p> <p><u>Term</u></p> <p>Effects may alter per scheme. Positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Parking provision secured by condition/obligation</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sufficient scope exists within the context of a development to meet policy requirements. Low Risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM37: Parking				
		Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.		
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy requires a design response in setting out parking within developments to ensure that drainage is taken into account. This allows for drainage to be considered at an early stage in the design process ensuring that the policy does not adversely affect this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>SUDs, landscaping, swales/drains etc.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	0	<p><u>Likely Significant Effects</u></p> <p>Guidance could ensure that a design response is in made in relation to parking arrangements for a development and its effect on flood risk. This will ensure that flooding is taken into account when setting out parking. setting out parking within developments to ensure that drainage is taken into account. This approach would ensure that the policy does not adversely affect this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>SUDs, landscaping, swales/drains etc.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy promotes electric car usage by securing electric charging points within developments and new parking provision. It also seeks to promote cycling at new developments. Both measures will have beneficial effects on air quality. However the policy equally promotes car usage by ensuring sufficient car parking spaces are provided at new developments. Overall it is</p>	-	<p><u>Likely Significant Effects</u></p> <p>The policy encourages electric car usage with electric charging points within developments and new parking provision. It also seeks to promote cycling at new developments. Both measures if secured will have beneficial effects on air quality. However the policy equally promotes car usage by ensuring sufficient car parking spaces are provided at new developments. The reasonable alternative is however</p>

Appendix 3: Appraisal of Policy Options

Policy DM37: Parking				
		<p>considered that the policy results in a neutral effect for this objective.</p> <p><u>Term</u> Initially adverse effect changing to a positive effect in the latter years of the plan period as electric vehicle and hybrid vehicles increase as a proportion of cars on the road.</p> <p><u>Mitigation</u> Securing electric infrastructure and cycling provision by condition and obligation.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Take up of electric cars and encouragement of modal shift to cycling. Viability of implementing requirements. Low-medium risk</p>		<p>weaker than the preferred approach in securing parking provision at developments for sustainable modes of transport and as such will be less effective in securing this type of provision. Overall the policy is assessed as having a minor negative effect for this objective in its promotion of car access to new development.</p> <p><u>Term</u> Minor adverse effects for the plan period, potentially improving over the plan period as technology changes.</p> <p><u>Mitigation</u> Securing electric infrastructure and cycling provision by condition and obligation.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Take up of electric cars and encouragement of modal shift to cycling. Viability of implementing requirements. Low-medium risk</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy promotes electric car usage by securing electric charging points within developments and new parking provision. It also seeks to promote cycling at new developments. Both measures will have beneficial effects on climate change and responding to its effects. However the policy equally promotes car usage by ensuring sufficient car parking spaces are provided at new developments. Overall it is considered that the policy results in a neutral effect for this objective.</p> <p><u>Term</u> Initially adverse effect changing to a positive effect in the latter years of the plan period as electric vehicle and hybrid vehicles increase as a proportion of cars on the road.</p> <p><u>Mitigation</u> Securing electric infrastructure and cycling provision by condition and obligation.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>	-	<p><u>Likely Significant Effects</u> The policy encourages electric car usage with electric charging points within developments and new parking provision. It also seeks to promote cycling at new developments. Both measures if secured will have beneficial effects for reducing greenhouse gas emissions in new development. However the policy equally promotes car usage by ensuring sufficient car parking spaces are provided at new developments. The reasonable alternative is however weaker than the preferred approach in securing parking provision at developments for sustainable modes of transport and as such will be less effective in securing this type of provision. Overall the policy is assessed as having a minor negative effect for this objective in its promotion of car access to new development.</p> <p><u>Term</u> Minor adverse effects for the plan period, potentially improving over the plan period as technology changes.</p> <p><u>Mitigation</u> Securing electric infrastructure and cycling provision by condition and obligation.</p> <p><u>Assumptions</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM37: Parking				
		Take up of electric cars and encouragement of modal shift to cycling. Viability of implementing requirements.		None. <u>Uncertainties</u> Take up of electric cars and encouragement of modal shift to cycling. Viability of implementing requirements. Low-medium risk
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible. <u>Term</u> Not assessed. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	~	<u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible. <u>Term</u> Not assessed. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	~	<u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible. <u>Term</u> Not assessed. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.	~	<u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible. <u>Term</u> Not assessed. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment,	0	<u>Likely Significant Effects</u> The policy seeks to ensure that parking does not lead to adverse effects for the quality of the existing built environment, including preventing potential adverse effects for heritage assets. <u>Term</u>	-	<u>Likely Significant Effects</u> The policy encourages cycling storage and sufficient parking levels to be provided on site. The policy provides guidance which might not be followed where site specific circumstances do not allow. Parking likely to

Appendix 3: Appraisal of Policy Options

Policy DM37: Parking				
heritage assets and their setting.		<p>Neutral impact for the plan period.</p> <p><u>Mitigation</u> Planning conditions. Design measures.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Relationship of site to heritage asset. Scope and role of parking within setting/significance of heritage asset.</p>		<p>detract from the quality of the built environment. The policy will have minor adverse effects for this objective.</p> <p><u>Term</u> Minor adverse effects for the plan period.</p> <p><u>Mitigation</u> Infrastructure provision secured by condition/obligation</p> <p><u>Assumptions</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The policy will ensure that parking does not lead to adverse effects for the visual quality of the built environment, with the potential for parking measures in new development to benefit the built quality and sense of place for the existing built environment.</p> <p><u>Term</u> Positive effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	-	<p><u>Likely Significant Effects</u> The policy encourages cycling storage and sufficient parking levels to be provided on site. The policy provides guidance which might not be followed where site specific circumstances do not allow. Parking likely to detract from the quality of the built environment. The policy will have minor adverse effects for this objective.</p> <p><u>Term</u> Minor adverse effects for the plan period.</p> <p><u>Mitigation</u> Infrastructure provision secured by condition/obligation</p> <p><u>Assumptions</u> None.</p>

Policy DM38: Taxis		
<p>Preferred Option Policy Summary</p> <p>The preferred option seeks to ensure that taxi related development is directed to only suitable locations to avoid adverse effects on wider users, businesses, residents and the environment with neutral effects assessed for all relevant objectives.</p> <p><u>Alternative Options</u></p> <p>The policy seeks to control taxi uses within the Borough to ensure that any adverse effects from the location and operation of such businesses are minimised. Taxi operations form a unique type of business in terms of use and operations and the effects this has on wider areas. As such Taxi uses are not sufficiently addressed by other policies of the plan to provide adequate means to assess such proposals. A direct policy is therefore required for these uses. No reasonable alternative to the preferred option is identified.</p>		
SA Objective	Score	Commentary

Appendix 3: Appraisal of Policy Options

Policy DM38: Taxis		
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	<p><u>Likely Significant Effects</u> The policy provides the decision making framework for taxi office/related development within the Borough. The policy supports taxi related development where suitable. It also seeks to ensure that taxi related development does not adversely affect the functionality of existing businesses. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Use of planning conditions.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM38: Taxis		
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 policy seeks to ensure that taxi related development does not adversely affect local amenity, functionality of a local area and the highway network, and existing parking provision. The policy therefore seeks to protect the status quo and as such is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Use of planning conditions. Controlling the location of development. Design requirements.</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	<p><u>Likely Significant Effects</u></p> <p>The policy aims to protect the health and wellbeing of residents and those working in Pendle from the potential adverse effects of taxi related development, ensuring no adverse effect on amenity, by reason of traffic movement, noise, traffic fumes and other nuisance. The policy therefore is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Use of planning conditions. Controlling the location of development. Design requirements.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM38: Taxis		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	<p><u>Likely Significant Effects</u></p> <p>The policy Provides a framework for the determination of taxi related development within the Borough. It does not actively promote such development. Taxis offer a more sustainable form of transport than private cars but are less sustainable than buses, cycling or travel by foot. Overall it is considered that this policy will have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Use of planning conditions. Design requirements.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

Appendix 3: Appraisal of Policy Options

Policy DM38: Taxis		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The policy provides a framework for the determination of taxi related development within the Borough. It does not actively promote such development. Taxis offer a more sustainable form of transport than private cars but less than buses, cycling or travel by foot. Provision of electric/cycling infrastructure is through the Car Parking policy. Overall it is considered that this policy will have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect over the plan period.</p> <p><u>Mitigation</u> Planning conditions. Link to Policy ENV25 re: cycling parking/storage and electric charging points.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy provides a framework for the determination of taxi related development within the Borough. It does not actively promote such development. Taxis offer a more sustainable form of transport than private cars but less than buses, cycling or travel by foot. Provision of electric/cycling infrastructure is through the Car Parking policy. Overall it is considered that this policy will have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect over the plan period.</p> <p><u>Mitigation</u> Planning conditions. Link to Policy ENV25 re: cycling parking/storage and electric charging points.</p> <p><u>Assumptions</u> None.</p>

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Policy DM38: Taxis		
		<p><u>Uncertainties</u></p> <p>None</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that taxi related development does not adversely impact on the character of the existing area. Where this includes heritage assets, this will be taken into account applying the wider policies of the Local Plan</p> <p><u>Term</u></p> <p>Neutral effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Planning Conditions. Design of Development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM38: Taxis		
14. To conserve and enhance landscape character and townscapes.	0	<p>None.</p> <p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that taxi related development does not adversely impact on the character of the existing area. Where this includes heritage assets, this will be taken into account applying the wider policies of the Local Plan</p> <p><u>Term</u></p> <p>Neutral effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Planning Conditions. Design of Development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM39: Digital and Electric Communications		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option sets out guidance to support the development of Digital and Electronic Communications infrastructure setting out the necessary considerations to avoid adverse effects on residents, businesses and the environment. The policy scores positively for economic objectives, and scores generally neutrally environmental and social objectives.</p> <p><u>Alternative Options</u></p> <p>The preferred option provides a positive policy framework for decision making to support proposals for the development of digital and electronic communications infrastructure, including necessary safeguards to provide inappropriate and harmful development. This is consistent with objectives of the Core Strategy to support economic objectives. An alternative to allocate specific sites would be inappropriate owing to the small scale nature of proposals, differing locational/site/equipment requirements, and the need for flexibility to adapt for advances in technology. A flexible approach to windfall proposals is therefore a more suitable and effective means to deal with this type of development. No reasonable alternative is therefore considered to exist.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM39: Digital and Electric Communications		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will help provide certainty supporting the delivery/update of the borough's digital and commercial infrastructure to support economic growth and attract investment in Pendle and ensure that communication infrastructure meets 21st century needs and standards. The policy will help support the development of the current economic base helping businesses to adapt and optimise operations, and secure investment in and an expansion of the industries found within the Borough.</p> <p><u>Term</u></p> <p>Positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
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 policy aids the investment and upgrade in digital and communication infrastructure in Pendle. Better infrastructure will help support sustainable communities by giving access to wider services and goods, as well as supporting businesses and local jobs, and support opportunities for home working. This infrastructure will help tackle deprivation and the regeneration of urban areas where businesses are attracted to the area as a result of better technological infrastructure.</p> <p><u>Term</u></p> <p>Positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM39: Digital and Electric Communications		
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 policy to develop infrastructure will help increase access for people to technology which aids communication, provides access to online facilities, and enables working from home. Health impacts of communication infrastructure are not yet fully understood and so it is inconclusive what effects this would have. Living near communication/digital infrastructure could adversely affect amenity. Overall the policy is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Siting, operation and design measures.</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.	+	<p><u>Likely Significant Effects</u></p> <p>Access to faster and more reliable forms of digital and communication infrastructure can help to reduce the need to travel in order to access employment, purchase goods, or services. This could support more sustainable patterns of movement.</p> <p><u>Term</u></p> <p>Positive effects 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>Change in attitudes and practices. Take up of technology. Relevance of technology for local industries. Low risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p>

Appendix 3: Appraisal of Policy Options

Policy DM39: Digital and Electric Communications		
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u> Access to faster and more reliable forms of digital and communication infrastructure can reduce the need to travel to work, purchase goods, or access services. The development of a faster and more reliance communication network supports sustainable lifestyles, removing car trips helping to improve air quality both as a result of accessing employment and for business operations.</p> <p><u>Term</u> Positive effects over the plan period.</p> <p><u>Mitigation</u></p>

Appendix 3: Appraisal of Policy Options

Policy DM39: Digital and Electric Communications		
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Change in attitudes and practices. Take up of technology. Relevance of technology for local industries. Low risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>Access to faster and more reliable forms of digital and communication infrastructure can reduce the need to travel to work, purchase goods, or access services. The development of a faster and more reliance communication network supports sustainable lifestyles, removing car trips helping reduce greenhouse gas emissions and providing for more sustainable forms of living.</p> <p><u>Term</u></p> <p>Positive effects over 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>Change in attitudes and practices. Take up of technology. Relevance of technology for local industries. Low risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>

Appendix 3: Appraisal of Policy Options

Policy DM39: Digital and Electric Communications		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy provides the decision making framework for proposals for digital and communications infrastructure, ensuring that this type of development does not result in adverse effects for biodiversity. Overall it is considered that the policy will have a neutral impact on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Policy compliance is achievable.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy provides the decision making framework for proposals for digital and communications infrastructure, ensuring that this type of development does not result in adverse effects for heritage. Overall it is considered that the policy will have a neutral impact on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Policy compliance is achievable.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 3: Appraisal of Policy Options

Policy DM39: Digital and Electric Communications		
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy provides the decision making framework for proposals for digital and communications infrastructure, ensuring that this type of development does not result in adverse effects for townscape/landscape character. Overall it is considered that the policy will have a neutral impact on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Policy compliance is achievable.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM40: Employment Land Requirement
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option sets out the approach to the delivery of employment land needs in response to the findings of the 2023 Iceni Projects, Employment Land Review. The policy provides certainty as to how the employment land requirements of the borough will be met in order to support sustainable economic growth over the plan period. It sets out the key requirements to be taken into account for determining proposals for economic land uses which are responsive to this need.</p> <p><u>Preferred Option Assessment</u></p> <p>The policy scores positively for environmental and economic objectives and also supports social objectives. This is due to the role provided by the policy to land in existing economic use and committed supply which is integral to the borough's economy, as providing the principal means of meeting the future economic needs of the borough. This serves to limit the environmental effects of economic development, and ensures an alignment of land uses and infrastructure, therefore helping to promote travel by car, minimising use of natural resources and making best use of land. The policy contains measures to ensure that proposals sufficiently consider and respond to the matters of flood risk, drainage, health and wellbeing, and the integrity of the natural environment to protect against adverse effects arising from economic developments on these issues.</p> <p><u>Alternative Options</u></p> <p>Based on the findings of the 2023 Employment Land Review (Iceni Projects), the Council do not believe that there is a realistic alternative, sufficiently different to the preferred option, which requires testing for its effects on sustainability objectives through this appraisal. The Employment Land Review sensitivity tests a number of scenarios in examining the robustness of the CE Forecasted position before concluding on a slightly higher position which better reflected the economy of Pendle and its market position. The higher growth scenario would provide for unsustainable and unrealistic period of protracted economic growth which does not reflect the existing position of the local and UK economy and which supported growth in unrealistic sectors of the Pendle economy. The low growth scenario would represent a contraction when compared to the trend position, and would be untenable in promoting a positively prepared plan. A second part to this is how the economic needs of the borough should be met. The Employment Land Review (Iceni Projects) shows that committed development and existing supply more than meets the projected economic growth of the borough to the end of the plan period and so no further allocations are necessary. The allocation of additional sites has the potential to swamp the market and discourage investment at traditional employment centres thus harming economic activity in these locations. This approach does not appear reasonable in the absence of evidence which demonstrates that the recommended approach is not deliverable. The approach taken to make use of existing land supply minimises the environmental effects responding to the economic needs of the borough whilst best protecting and promoting its social and economic interests. The need to review the plan within 5 years of its adoption</p>

Appendix 3: Appraisal of Policy Options

Policy DM40: Employment Land Requirement		
and Council's commitment to the monitoring of policy in the interim provides opportunity in the short term to review this position if necessary. Based on the above, an alternative position is not reviewed as part of this sustainability appraisal.		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy sets out how the employment land requirements of the borough will be met over the plan period. Given that there is sufficient land available to meet the housing requirement in full at suitable locations outside of these areas, the policy has no effect on the supply of housing land. The proposal has a neutral effect for this SA objective.</p> <p><u>Term</u></p> <p>Neutral effects 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>Deliverability of allocations and scope for windfall beyond allocations whilst being in accordance with policy. (Low risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	<p><u>Likely Significant Effects</u></p> <p>The policy sets out how projected employment land requirements of the borough will be met over the plan period providing certainty as the approach to the delivery of this need. The policy works with other policies on the plan in relation to employment development, seeking to support sustainable economic growth over the plan period. The approach of the policy follows the conclusions of the Employment Land Review (Iceni Projects, 2023) which finds that projected employment needs for the plan period accounting for the economic profile of Pendle will be met by committed development, and thus minimising the need for the allocation of additional land to meet requirements.</p> <p><u>Term</u></p> <p>Significant positive effects for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>The approach of policy is to support the implementation of existing consents to achieve the increased in employment land supply required to support economic needs, and support renewal and expansion of businesses at existing employment sites (see Policy DM41). The failure of the committed development to come forward as anticipated may necessitate a review of the Local Plan in terms of the need for employment allocations. A review within 5 years of adoption will help to maintain the responsiveness of local planning policy and strategy to the economic needs of the borough should they alter in the short term.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

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Policy DM40: Employment Land Requirement		
		Sites remain viable and responsive to the needs of businesses and the market. Medium Risk. Existing employment sites are lost to other non-employment uses (low risk). Committed sites fail to come forward or delivered in full over the plan period (low-medium risk).
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 policy encourages sustainable economic growth within the borough over the plan period in response to projected development needs. The Employment Land Review (Iceni Projects, 2023) confirms that the majority of this need can be met at existing and committed sites. The approach will support the continued reinvestment and rejuvenation of the borough's existing towns and villages, and ensures an aligned approach between economic investment and the delivery of housing which prioritises existing urban areas. The policy will help increase the number of jobs available over the plan period, increasing opportunities for employment for residents. The approach of the policy seeks to safeguard against adverse effects to health and amenity of residents due to the development of and operation of economic development. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Positive effects felt for the plan period.</p> <p><u>Mitigation</u></p> <p>Consideration of policy interventions to help secure the delivery of committed employment schemes if they fail to come forward as anticipated.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The supply remains viable and responsive to the needs of businesses and the market. Medium Risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM40: Employment Land Requirement		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages sustainable economic growth within the borough over the plan period in response to projected development needs. The Employment Land Review (Iceni Projects, 2023) confirms that the majority of this need can be met at existing and committed sites. The approach will support the continued reinvestment and rejuvenation of the borough's existing towns and villages, and ensures an aligned approach between economic investment and the delivery of housing which prioritises existing urban areas. The policy will help increase the number of jobs available over the plan period, increasing opportunities for employment for residents. The approach of the policy seeks to safeguard against adverse effects to health and amenity of residents due to the development of and operation of economic development. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Positive effects felt for the plan period.</p> <p><u>Mitigation</u></p> <p>Consideration of policy interventions to help secure the delivery of committed employment schemes if they fail to come forward as anticipated.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The supply remains viable and responsive to the needs of businesses and the market. Medium Risk.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports the continued economic role of the borough's major economic sites and settlements. This ensures that economic growth is directed to areas which benefit from the best infrastructure available in the borough to support operations and helps to encourage travel to work by sustainable modes of transport, with specific regard given to accessibility to public transport, walking and cycling linkages, and the provision of infrastructure to support cycling.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Travel plan methods to reduce car usage connected to economic activity including cycling vouchers and bike storage facilities at the workplace.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The state of this infrastructure may require investment. Existing sites may not be sufficiently served by infrastructure to meet modern needs. Low-medium risk.</p>

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Policy DM40: Employment Land Requirement		
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The makes use of existing employment land and committed developments to meet projected economic growth needs. This makes best use of existing land, supporting the implementation of this SA objective.</p> <p><u>Term</u></p> <p>Minor positive effects 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>Protected Employment Sites, by way of their infrastructure, local, or neighbouring uses, may be inappropriate locations for some types of employment uses. Low-medium risk.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to meet the projected economic needs of Pendle, with the focus of this directed to existing employment sites and committed sites thus minimising environmental effects. The policy also seeks to ensure that employment proposals do not adversely affect water quality such as through pollution. The policy therefore is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Issue of water quality and supply to be assessed during the planning application stage and application of requirements of wider policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Existing employment sites may contribute to water quality problems, and where sufficiently old enough be served by decaying infrastructure. Low-medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that proposals for economic development do not adversely affect flood risk or are affected by flood risk by all sources or surface water flow. The policy is therefore likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Employment development directed away from areas prone to flooding or which fulfil an important role within the flood plain.</p> <p><u>Assumptions</u></p> <p>Employment uses generally have a lower sensitivity to flooding and flood risk than others.</p>

Appendix 3: Appraisal of Policy Options

Policy DM40: Employment Land Requirement		
		<p><u>Uncertainties</u> Existing employment sites may contribute to flooding problems. Low risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u> The policy will help to maintain air quality by the approach taken to meet employment needs with this directed towards sites in existing employment use and sites which are committed for employment use. The policy seeks to promote access by sustainable modes of transport, and adopt measures, through the location, design and specific infrastructure provided, to make travel by sustainable transport modes more attractive and feasible as a realistic alternative to travelling by car. Overall the approach of the policy will help to deliver improvements to air quality and address the contribution made by the employment sector to problems in air quality. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> Travel plan methods to reduce car usage connected to economic activity including cycling vouchers and bike storage facilities at the workplace.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The state of this infrastructure may require investment. Existing sites may not be sufficiently served by infrastructure to meet modern needs. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy seeks to make best use of existing employment sites and committed employment development for meeting and responding to economic development needs. The policy places specific emphasises on the accessibility of employment proposals to existing sustainable modes of transport and the role of walking and cycling in reducing car usage. The policy also seeks to ensure that proposals for employment development do not result in irreparable harm to protected species and the natural environment either by way of its construction or future operation. The policy requires Biodiversity Net Gain to be secured as relevant. The policy's approach helps to minimise greenhouse gas emissions, and to safeguard employment uses from the effects of climate change as caused by way of flooding. Taking the above into account a neutral effect is assessed for this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Reuse of existing sites and buildings for employment use. Prioritising development of sites which are accessible by and promote the use of sustainable modes of transport to reduce car usage for commuting purposes. Adoption of travel plan measures to target reduce car usage for commuting purposes as required and justified. Adoption of wider policy measures to help protect, enhance and restore biodiversity in Pendle. Employment development directed away from areas prone to flooding or which fulfil an important role within the flood plain. Issue of water quality and supply to be assessed during the planning application stage and application of requirements of wider policy.</p>

Appendix 3: Appraisal of Policy Options

Policy DM40: Employment Land Requirement		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy promotes the retention and reuse of existing premises, infrastructure, and developed for economic development promoting the renewal and reuse of developed land, reducing the need to develop greenfield and. Overall the policy is considered to provide for a minor benefit to this objective.</p> <p><u>Term</u> Positive effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u> The policy seeks to secure sustainable growth for the Pendle economy. Its approach to direct this to existing and committed sites will help to minimise the potential for adverse effects caused to existing ecological sites and biodiversity. In doing so the policy seeks to ensure that proposals safeguard against adverse effects to the natural environment and protected species either during construction and operation. The policy also requires proposals to deliver a net gain for biodiversity in accordance with Policy DM04 of the Plan where relevant. Taking this into account the approach taken by the policy towards economic development, and close attention provided in policy to biodiversity and the effects on economic development on biodiversity a neutral effect is assessed for this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of wider policy measures to help protect, enhance and restore biodiversity in Pendle.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site by site variation in terms of impact on the natural environment, habitats and protected species. Medium risk.</p>

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Policy DM40: Employment Land Requirement		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure sustainable growth for the Pendle economy. Its approach to direct this to existing and committed sites will help to minimise the potential for adverse effects caused to existing historical sites. Taking this into account a neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of wider policy measures to conserve heritage assets affected by employment proposals.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site by site variation in terms of impact on the historic environment. Medium risk.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to secure sustainable growth for the Pendle economy. Its approach to direct this to existing and committed sites will help to minimise the potential for adverse effects caused to landscape quality and visibility and townscape. Taking this into account a neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of wider policy measures to conserve heritage assets affected by employment proposals.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site by site variation in terms of impact on the natural and urban environment. Medium risk.</p>

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Policy DM41: Protected Employment Areas		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to protect existing sites in use for employment (B2, B8 uses) from other uses maintaining locally important sites for jobs for the plan period. The policy is supportive of the economic strategy of the Council and objectives of the Local Plan. It follows and takes into account the recent assessment of existing employment land available in the borough as carried out through the Employment Land Review (Iceni Projects, 2023). Its inclusion within the Local Plan and implementation is consistent with the conclusions of this key evidence base.</p> <p><u>Preferred Option Assessment</u></p> <p>The policy scores positively for environmental and economic objectives and also supports social objectives. This is due to the protection provided to by the policy to land which is integral to the borough's economy, supporting local businesses and jobs, which in turn supports the sustainability, welfare and prosperity of the local community. The loss of employment land to other uses may increase the need to travel elsewhere for jobs. It could also result in the need to develop new land for economic growth with environmental implications.</p> <p><u>Alternative Options</u></p> <p>The alternative option would be to not retain any land for employment through the Local Plan enabling alternative uses where brought forward. This would be contrary to the recommendations of the Employment Land Review (Iceni Projects, 2023) and could threaten employment land available in the borough, harming the economy and environment. The implementation of this approach would mean the deletion of the policy, with wider policies of the plan prevailing. As a result this approach has is not assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to protect land for employment use and as such, given that there is sufficient land available to meet the housing requirement in full elsewhere, has no effect on the supply of housing land. The proposal has a neutral effect for this SA objective.</p> <p><u>Term</u></p> <p>Neutral effects 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>Deliverability of allocations and scope for windfall beyond allocations whilst being in accordance with policy. (Low risk).</p>

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Policy DM41: Protected Employment Areas		
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	<p><u>Likely Significant Effects</u></p> <p>The retention of existing employment land in employment use is important for local jobs and businesses. Existing employment sites are well established and can provide important knowledge and trading clusters driving innovation and economic activity. Such sites are therefore of significant importance to the local economy. They are important in retaining the economic base and businesses within the borough and its workforce. The policy will enable their renewal and adaption overtime to meet the needs of businesses. The policy therefore contributes significantly to this objective.</p> <p><u>Term</u></p> <p>Significant positive effects for the duration of the plan period.</p> <p><u>Mitigation</u></p> <p>Continued support to business retention and investment as suitable through the planning system.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sites remain viable and responsive to the needs of businesses and the market. Medium Risk.</p>
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 policy helps maintain access to local sources of employment ensuring that deprivation does not worsen and promotes sustainable living with existing employment sites generally benefitting from good transport links. New employment facilities are permitted within protected employment areas provided that the use is B2/B8 (with some E Class use). Existing protected employment sites are largely built up and well used but the policy will enable their renewal and adaption overtime to meet the needs of businesses.</p> <p><u>Term</u></p> <p>Positive effects felt for the plan period.</p> <p><u>Mitigation</u></p> <p>Conditions used as appropriate to protect the operational interests of neighbouring land uses.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The policy acts positively in enabling and encouraging the reuse of existing employment land. Low-medium risk.</p>

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Policy DM41: Protected Employment Areas		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to maintain existing levels of employment within the Borough and accessibility to jobs. The policy also encourages the ongoing use, renewal and enhancement of existing employment sites. The policy therefore plays an important role in improving the health and wellbeing of residents in Pendle who depend on these jobs as a source of household income and will help secure environmental improvements to existing employment sites as sites are renewed with structures built to higher environmental standards.</p> <p><u>Term</u></p> <p>Positive effects felt 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>Volatility in the market. Changes in demand. Business decisions to restructure or relocate. Medium risk.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	<p><u>Likely Significant Effects</u></p> <p>The policy's focus is to retain and renew sites in protected employment use through the plan period. This is important to the fulfilment of this policy objective where protected employment sites are typically served by established infrastructure, and are accessible to communities and public transport.</p> <p><u>Term</u></p> <p>Significant positive effects 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>The state of this infrastructure may require investment. Existing sites may not be sufficiently served by infrastructure to meet modern needs. Low-medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to retain existing employment sites in employment use, including encouraging their reinvestment. The policy therefore seeks to recycle land in employment use reducing the need for to develop greenfield land for economic needs. The policy therefore strongly contributes towards the achievement of this objective.</p> <p><u>Term</u></p> <p>Significant positive effects for the plan period.</p> <p><u>Mitigation</u></p>

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Policy DM41: Protected Employment Areas		
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Protected Employment Sites, by way of their infrastructure, local, or neighbouring uses, may be inappropriate locations for some types of employment uses. Low-medium risk.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to retain existing employment sites and as such would not adversely affect the achievement of this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Issue of water quality and supply to be assessed during the planning application stage.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Existing employment sites may contribute to water quality problems, and where sufficiently old enough be served by decaying infrastructure. Low-medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to retain existing employment sites and as such would not adversely affect the achievement of this objective. Wider policies of the plan deal with proposals affected by flood risk.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Employment uses generally have a lower sensitivity to flooding and flood risk than others.</p> <p><u>Uncertainties</u></p> <p>Existing employment sites may contribute to flooding problems. Low risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to retain existing sites in employment use thus maintaining the status quo unless there are proposals to replace existing facilities/premises. In part this is beneficial for air quality, as employment provision is maintained concentrated at existing sites preventing any spread of air quality issues, with such established sites likely to be served by existing infrastructure and public transport. On the other hand the retention of existing sites which may contribute air quality issues depending on the use proposed and the intensity of that use. Overall it is considered that the policy will have a neutral effect on this objective.</p>

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Policy DM41: Protected Employment Areas		
		<p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Travel plan measures. Infrastructure enhancement. Planning contributions.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Mode of transport used to access employment sites. Medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy seeks to retain existing sites in employment use thus maintaining the status quo unless there are proposals to replace existing facilities/premises. In part this is beneficial for greenhouse gas emissions, as employment provision is maintained concentrated at existing sites preventing any spread of air quality issues, with such established sites likely to be served by existing infrastructure and public transport. New replacement buildings are also likely be built at a higher environmental standard than existing reducing emissions and energy usage helping to address climate targets. Equally established uses may contribute towards climate change owing to the production of products and operations. Overall it is considered that the policy will have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> New development gives rise to the possibility of securing more sustainable buildings within an existing protected employment site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy promotes the retention and reuse of existing premises, infrastructure, and developed for economic development promoting the renewal and reuse of developed land, reducing the need to develop greenfield and. Overall the policy is considered to provide for a minor benefit to this objective.</p> <p><u>Term</u> Positive effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

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Policy DM41: Protected Employment Areas		
		None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy ensures that employment activity is retained on existing sites, protecting undeveloped areas which are potentially important to wildlife from development particularly those which might be designated or within/close to wildlife corridors and green infrastructure. Vacant buildings may however hold some importance for wildlife and as such it is important that the effects of development upon nature is taken into account for all proposed developments. The policy is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>Policy requirements for net gains for biodiversity. Surveys for protected species at existing buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The intensification of uses, or specific industrial processes may be harmful to the environment.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The policy ensures that employment activity is maintained at existing sites, protecting undeveloped areas of the borough which are potentially significant for historical development. Vacant buildings, and other buildings within or closely related to protected employment areas may also be important historically and as such it is important that the effects of development upon nature is taken into account It is therefore unclear what effect the policy will have for heritage.</p> <p><u>Term</u></p> <p>Uncertain effects over 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>Site by site variation in terms of impact on the historic environment. Medium risk.</p>

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Policy DM41: Protected Employment Areas		
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy ensures that employment activity is maintained at existing sites, protecting undeveloped areas of the borough which are potentially significant in landscape or townscape terms from inappropriate development. Equally existing protected employment sites may be within important landscapes and townscapes, and their retention, intensification or reuse may be equality detrimental. A neutral effect is assessed for this policy.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>Landscaping and design measures.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The intensification of uses, or specific industrial processes may be harmful to the local landscape/townscape. Medium risk.</p>

Policy DM42: Vibrant Town Centres		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to safeguard the role, vibrancy and activity of the Borough's town centres as the principle and most appropriate location for town centre uses. The policy is responsive to the findings and recommendations of the Retail Capacity Study (Lichfield, 2023). The policy makes a positive response to the changes made to the use class order in Summer 2020, setting out local guidance for the development Class E uses and non-E Class uses within the town centre. The policy seeks to ensure that non-commercial uses do not undermine the functionality of town centres within the wider Borough, but recognises the role these have in supporting the vitality and vibrancy of the town centre. The policy strongly supports the economic, social and environment role played by town centres and performs well against assessed sustainability objectives.</p> <p><u>Alternative Options</u></p> <p>The preferred option is responsive to changes made to the use class order as introduced in Summer 2020. An alternative approach to implement a more restrictive approach similar to that set out in current policy is no longer possible given that changes of use within Class E is not considered to be development and as a result is not controllable. Such an alternative is not therefore feasible. A further alternative to relax further the permissible uses within town centres is not considered appropriate given that such an approach would not be consistent with the NPPF to promote vibrant town centres, owing to the increased likelihood that floorspace would be lost to non-commercial uses. No reasonable alternative has therefore been assessed to the preferred option.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy recognises that town centres provide a role in meeting housing need and enable housing growth within designated centres. Any housing provided in the town centre will help meet identified housing need and provide stock which caters to a broader range of housing need, such as homes for first time buyers, single households, professional workers etc.</p> <p><u>Term</u></p>

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Policy DM42: Vibrant Town Centres		
		<p>Positive effects in the short, medium and long terms of the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Opportunities for town centre living both exist and are taken up.</p> <p><u>Uncertainties</u> Economic conditions and viability. Medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	<p><u>Likely Significant Effects</u> The policy seeks to encourage investment and maintain the role of our town centres by encouraging a wide range of uses in appropriate locations and directing commercial activity to the town centre. Responding to findings of the Retail Capacity Study (Lichfields, 2023) the policy also protects the main function of the town centres by limiting the amount of non-commercial uses within its central area, maintaining the vitality and vibrancy of the borough's town centre, together with the role they fulfil for providing jobs, access to goods, services, and social mixing. The policy will help support the borough's economy.</p> <p><u>Term</u> Significant positive effects in the short, medium and long terms of the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Broader flexibility in the types of uses permitted in the town centre will encourage greater economic activity.</p> <p><u>Uncertainties</u> How the role of the town centre evolves over the plan period depending on prevailing economic conditions and societal changes/attitudes. Low-medium risk.</p>

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Policy DM42: Vibrant Town Centres		
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 policy promotes the reuse of existing buildings and developed land within the town centres, encouraging/permitting its use for a broader range of purposes as suitable and where consistent with national planning policy. This approach will provide the opportunity in our town centres ensuring that the role they play at the heart of communities is maintained and enhanced over the plan period which will also help tackle deprivation and provide for enhanced levels of sustainable living.</p> <p><u>Term</u></p> <p>Significant positive effects in the short, medium and long terms of the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Broader flexibility in the types of uses permitted in the town centre will encourage greater economic activity.</p> <p><u>Uncertainties</u></p> <p>How the role of the town centre evolves over the plan period depending on prevailing economic conditions and societal changes/attitudes. Low-medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages the reinvestment in and redevelopment of our town centres for a broad range of uses. This will help to reduce the amount of vacant property in the area, and help improve the condition of the town centre for the benefit of its users, workers and those resident in it. The policy will help to maintain the vitality and vibrancy of the borough's town centre, together with the role they fulfil for providing jobs, access to goods, services, and opportunities social mixing important in promoting and securing the health and wellbeing of residents.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Broader flexibility in the types of uses permitted in the town centre will encourage greater economic activity.</p> <p><u>Uncertainties</u></p> <p>How the role of the town centre evolves over the plan period depending on prevailing economic conditions and societal changes/attitudes. Low-medium risk.</p>

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Policy DM42: Vibrant Town Centres		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes broader uses within our town centres which help to evolve their role within communities to meet their daily needs. Town Centre living is also promoted by the policy and this will help reduce the need to travel by car providing a local mix of uses. Our town centres typically benefit from the best range of infrastructure including public transport accessibility, which in some cases, is underutilised, and will promote the use of non-car modes of transport including walking and cycling.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Uses promoted for the town centre over the plan period provide for a diversification of uses which is beneficial to the sustainability of that centre and its wider hinterland.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The policy enables a broad use of land and buildings within town centres seeking to encourage and direct investment and development to our town centres. The policy therefore helps to promote the effective use of developed land and assists in safeguarding undeveloped land and soils from being lost to development.</p> <p><u>Term</u></p> <p>Significant positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Town Centres provide an appropriate location for development and are viable.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM42: Vibrant Town Centres		
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to encourage the reuse and redevelopment of existing buildings in our town centres allowing proposals to reuse existing infrastructure. The policy is not anticipated to negatively impact water usage/quality.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which land and uses within town centres effect water quality and resources. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy encourages reinvestment in our town centres focussing growth towards previously developed land. The policy is unlikely to affect flood risk or drainage directly, encouraging the reuse and redevelopment of existing buildings and developed land. At a site level, depending of site specific circumstances buildings or sites may be affected by flood risk. In these instances national planning policy relating to flood risk would prevail. An indication of flood risk is provided by the Phase 1 SFRA (2021). The SFRA shows a generally low level of flood risk affecting the borough's town centre. The exceptions being Barrowford and Earby. The policy therefore scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation of flood risk may not be possible within the scope of a development on PDL. Low-medium risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages the reuse of buildings and land within our town centres diversifying the role and activities in these areas. This provides an opportunity to adapt or construct buildings to higher resource efficiency standards. The policy could also benefit air quality by reducing the need to travel and providing a wider range of goods, services, activities, and residential opportunities in the town centre, which also tend to be the most accessible places by public transport from wider locations.</p> <p><u>Term</u></p> <p>Short, medium and long term positive effects over the plan period.</p> <p><u>Mitigation</u></p>

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Policy DM42: Vibrant Town Centres		
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Range of uses provided within town centres as a result of the town. Modal shift to sustainable modes of transport. Low-medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages the reuse of buildings and land within our town centres diversifying the role and activities in these areas. This provides an opportunity to adapt or construct buildings to higher resource efficiency standards The policy could also benefit air quality by reducing the need to travel and providing a wider range of goods, services, activities, and residential opportunities in the town centre, which also tend to be the most accessible places by public transport from wider locations.</p> <p><u>Term</u></p> <p>Short, medium and long term positive effects over 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>Range of uses provided within town centres as a result of the town. Modal shift to sustainable modes of transport. Low-medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>The policy encourages investment and the reuse of existing buildings within our town centres for a broader range of uses. This is supportive of this policy objective by reducing the need for new development elsewhere safeguarding land important for mineral extraction.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Existing premises form appropriate locations for other uses.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM42: Vibrant Town Centres		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to encourage and promote the reinvestment of town centres by reuse of existing buildings or redeveloping developed land. This will help to protect areas of undeveloped land which have an important biodiversity, geodiversity, or green infrastructure function, or which would be adversely affected by development.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>Surveys of existing buildings for use by protected species.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will encourage the reuse and reinvestment in our town centres, ensuring that existing buildings are maintained and are actively used. This will help minimise the adverse effect vacant premises can have on the street scene, including heritage assets. The direction of investment towards town centres will also safeguard heritage assets in semi-rural areas from new development.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>Proposals will need to adopt a high standard of design, and apply the relevant design principles.</p> <p><u>Assumptions</u></p> <p>Proposals for reuse/redevelopment are policy compliant with regard to heritage impact.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM42: Vibrant Town Centres		
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will encourage the reuse of our town centres, ensuring that existing buildings are maintained and are actively used. This will help minimise the adverse effect vacant premises can have on the street scene, beneficial to the townscape. The direction of investment towards town centres will also safeguard sensitive and high quality landscapes within the Borough for inappropriate forms of development taking place on the urban edge.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>Proposals will need to adopt a high standard of design, and apply the relevant design principles.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM43: Mixed-Use Developments		
<p><u>Preferred Option Policy Summary</u></p> <p>The policy offers guidance for proposals for mixed use development, confirming acceptable locations and types of land for mixed use proposals and setting out the key issues to be taken into account and responded to through applications for mixed use type developments.</p> <p><u>Preferred Option Assessment</u></p> <p>The policy scores positively for environmental and social objectives due to the benefits brought by making effective use of land, and policy requirements which necessitate consideration of and responses to the built and natural environment. The policy helps to promote the delivery of economic and housing targets by providing further opportunities for sustainable forms of development, increasing and diversify supply, ensuring that a broader scope of needs can be met over the plan period.</p> <p><u>Alternative Options</u></p> <p>The policy sets out a policy framework for the determination of mixed use development proposals. A reasonable alternative to this could have been the direct allocation of mixed use developments. This is however not considered necessary to meet the requirements of the Local Plan. This alternative has not therefore been assessed given that it is not necessary to secure alignment and the implementation of adopted policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy sets out a supportive position for mixed use proposals in a variety of locations across the Borough, which, if developed, would contribute toward meeting the housing requirement and help diversify the supply of housing which would come forward over the plan period.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p>

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Policy DM43: Mixed-Use Developments		
		<p>None.</p> <p><u>Assumptions</u></p> <p>Mixed-use schemes are residential led or contain a residential element.</p> <p><u>Uncertainties</u></p> <p>Sites are not allocated so may or may not come forward over the plan period. Medium risk.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy sets out a supportive position for mixed use proposals in a variety of locations across the Borough, which, if released over the plan period, could help boost the level of housing and employment land supply in the Borough. Mixed use development could also include other uses which support the local economy, in particular the town centres which help increase footfall and prolong visits to the Borough and its settlements.</p> <p><u>Term</u></p> <p>Permanent positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sites are not allocated so may or may not come forward over the plan period. Proposed uses may not be compatible with existing uses. Medium risk.</p>
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 policy encourages the redevelopment and investment of urban areas by establishing a positive policy framework for determining potential applications received. In general mixed use development provides an opportunity for regeneration, reduced levels of deprivation and to enhance opportunity for sustainable living by providing an increased range of uses within accessible distances.</p> <p><u>Term</u></p> <p>Permanent positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sites are not allocated so may or may not come forward over the plan period. The type of developments which might come forward is also uncertain. Medium risk.</p>

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Policy DM43: Mixed-Use Developments		
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	<p><u>Likely Significant Effects</u></p> <p>The promotion of mixed use development has clear advantages in reducing the need to travel and promoting access to homes, jobs and potentially shops and services locally. This permits single multipurpose trips and provide communities and businesses with uses, services and facilities within shorter distances.</p> <p><u>Term</u></p> <p>Significant permanent positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sites are not allocated so may or may not come forward over the plan period. The type of developments which might come forward is also uncertain. Medium risk.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	<p><u>Likely Significant Effects</u></p> <p>The promotion of mixed use development has clear advantages in reducing the need to travel and promoting access via sustainable transport modes for their occupiers and the wider community. It enables multipurpose trips and provide communities and businesses with more of the uses, services and facilities they need in a short distance of existing communities.</p> <p><u>Term</u></p> <p>Significant permanent positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Sites are not allocated so may or may not come forward over the plan period. The type of developments which might come forward is also uncertain. Medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy promotes the development of land for mixed uses. This makes for a more efficient use of land, minimising land take up in the borough. The policy is likely to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent positive effects in the short, medium and long term.</p> <p><u>Mitigation</u></p> <p>None.</p>

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Policy DM43: Mixed-Use Developments		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Sites are not allocated so may or may not come forward over the plan period. The type of developments which might come forward is also uncertain. Medium risk.</p>
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy promotes the development of land for mixed use development. The policy is not specific on what type of land is to be developed and may include greenfield land provided that locational criteria is met. No sites are specifically allocated to respond to this with its delivery reliant on windfall. As such the impact of this policy on this objective is Neutral.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> SuDs hierarchy. Reducing development footprint. Less intensive uses.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Role of site within floodplain and development effect on flood risk will vary site by site. Medium risk.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u> The policy seeks to encourage the delivery of mixed use developments. This would benefit air quality by reducing the need to travel from within a particular site to access employment or shops or services. It would also benefit existing communities by providing them with enhanced accessibility to an increased range of facilities, shops, or sources of employment without needing to travel far distances. The regeneration of sites would also enable the delivery of newer and more sustainable buildings which are constructed to the latest standards, inclusive of using natural resources efficiently.</p> <p><u>Term</u></p>

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Policy DM43: Mixed-Use Developments		
		<p>Likely permanent positive effects in the short, medium and long term.</p> <p><u>Mitigation</u> Travel plan measures. Infrastructure enhancement. Planning contributions.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Mixed use sites are not allocated so their location, timing, and uses are not controllable over the plan period. Medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy promotes mixed use development providing more efficient use of land, new homes, potential employment, shops and services. Mixed use proposals provide for increased sustainability for their occupiers and the wider community, helping to reduce the need to travel. This approach to development is beneficial in minimising greenhouse gas emissions and helping to reduce the effects of development on climate change. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> Likely permanent positive effects in the short, medium and long term.</p> <p><u>Mitigation</u> Travel plan measures. Infrastructure enhancement. Planning contributions. Sustainable build requirements.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Mixed use sites are not allocated so their location, timing, and uses are not controllable. Whilst travel is one key aspect of mitigating climate change, the policy does not address others such as build quality, efficiency and energy generation. Medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u> There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u> Not assessed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

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Policy DM43: Mixed-Use Developments		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>Although the policy does not allocate any specific sites, the policy does seek to ensure that proposals submitted in response to and compliance with this policy does not result in unacceptable impacts on the environment, with improvements sought where possible. The policy is therefore considered to score neutrally for this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of net gains for biodiversity. Implementation of open space within developments to enhance green infrastructure network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The exact impact of proposals for biodiversity and green infrastructure will depend on the scale, location and nature of the development proposed. The means and scope to address and mitigate this will vary from development to development however the policy sets a marker to ensure no adverse effects. Medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that mixed use development does not result in adverse effects for the environment with enhancements sought to the physical quality of the urban environment. The policy seeks to ensure that proposals for mixed use development conserve the historic environment, with enhancements sought where viable. The policy will encourage investment in underused/dilapidated sites with the aim of enhancing the urban environment. The implementation of the policy through the decision making process will be at the benefit of this SA objective.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Design features, use of local materials, massing, creation of landmarks, enhanced areas of open space etc.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The achievability of the policy requirements within the scope and viability of a development. Medium Risk.</p>

Appendix 3: Appraisal of Policy Options

Policy DM43: Mixed-Use Developments		
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to ensure that mixed use development does not result in adverse effects for the environment with enhancements sought to the physical quality of the urban environment where possible. The policy recognises the role and benefit that mixed use developments can bring to existing communities, often acting as a catalyst for further investment. Clearly where a townscape or landscape is dilapidated and/or affected by a poor urban environment, a mixed use development promoted in accordance with this policy would lead to local enhancements to the benefit of the landscape/townscape.</p> <p><u>Term</u></p> <p>Positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Design features, use of location materials, massing, creation of landmarks, enhanced areas of open space etc.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The achievability of the policy requirements within the scope and viability of a development. Medium Risk.</p>
Policy DM44: Out-of-centre Retail and Commercial Development		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to safeguard the role, vibrancy and activity of the Borough's town centres as the principle and most appropriate locations for town centre uses limiting scope for Class E uses to defined locations which lay outside of these town centres. The policy is responsive to changes made to the use class order in Summer 2020. The policy seeks to ensure that commercial uses do not adversely affect neighbouring uses and can be accommodated by existing infrastructure. The policy strongly supports the economic, social and environment role played by town centres and generally performs well against assessed sustainability objectives.</p> <p><u>Alternative Options</u></p> <p>The preferred option is responsive to changes in use class order made in Summer 2020. An alternative approach to implement a more restrictive approach similar to that set out in current policy for sequential assessment is no longer possible given that changes of use within Class E is not considered to be development and as a result is not controllable and as such policy cannot control the location of such development in the same degree as previous policy. Such an alternative is not therefore feasible. A further alternative to relax the approach for Class E development outside town centres is not considered appropriate given that such an approach would not be consistent with the NPPF to promote vibrant town centres and the harmful effect this would have for residential amenity, the environment and infrastructure capacity. This alternative is not therefore considered reasonable. No reasonable alternative has therefore been assessed to the preferred option.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The policy does not have a direct effect on this objective and as such is considered to have a negligible impact.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p>

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Policy DM44: Out-of-centre Retail and Commercial Development		
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to direct commercial investment beyond town centres to a limited range of locations. The aim to safeguard and promote the economic role fulfilled by our town centres but also to prevent commercial development in inappropriate locations. A broader range of uses is permitted by policy at identified sites. The policy works to support the local economy and local jobs. Limitations placed on the location of commercial investment may however result in opportunities for economic growth and investment in the Borough being lost. Such proposals would be considered on their merits.</p> <p><u>Term</u></p> <p>Positive effects 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>The state and structure of the economy and how this will change over the plan period. Low-medium risk.</p>
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 policy seeks to direct commercial investment to specific built areas around the Borough, supporting vibrant town centres, accessible jobs, regeneration, and ensuring that goods and services remain accessible to the entire local population. The policy maintains an important role in protecting and supporting the borough's town centres, helping to maintain their role, and encourage and direct their reinvestment.</p> <p><u>Term</u></p> <p>Significant positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>Town Centres and functional commercial sites remain the most attractive and optimum locations for economic growth over the plan period.</p> <p><u>Uncertainties</u></p> <p>Type and range of commercial development proposals which might come forward over the plan period. Low-medium risk.</p>

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Policy DM44: Out-of-centre Retail and Commercial Development		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The Policy seeks to direct specific uses to specific sites preventing inappropriate and potentially harmful development elsewhere. Safeguards for health and wellbeing and are provided within the policy. The policy seeks to direct commercial investment to built areas around the Borough, supporting vibrant town centres, accessible jobs, aiding regeneration, and ensuring that goods and services remain accessible to the entire local population.</p> <p>The policy is considered to perform positively against this objective.</p> <p><u>Term</u></p> <p>Positive effects in the short, medium and long term of the plan period</p> <p><u>Mitigation</u></p> <p>Restrictions on activity, operation hours etc.</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	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to direct specific uses to certain sites, safeguarding the town centre. Such sites outside the town centre may have limited accessibility. The policy does not alter this position. The policy is considered to have a neutral effect.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Travel Plan measures/infrastructure contributions to promote sustainable travel.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy both directs and encourages the reuse of buildings and previously developed land for commercial purposes helping to safeguard greenfield land and soils from development.</p> <p><u>Term</u></p>

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Policy DM44: Out-of-centre Retail and Commercial Development		
		<p>Permanent positive effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u> The policy seeks to encourage the reuse and redevelopment of existing buildings in our town centres allowing proposals to reuse existing infrastructure. The policy is not anticipated to negatively impact water usage/quality.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which land and uses within town centres effect water quality and resources. Medium risk.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy promotes the reuse/redevelopment of existing buildings/land in use for commercial activity. The policy will help to reduce pressure to develop greenfield sites for commercial development. The policy however is unlikely to reduce the risk of flooding at existing commercial sites.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The policy seeks to direct commercial development which takes place beyond town centres to existing commercial sites. This would avoid broader impacts on air quality arising from new development on previously undeveloped sites however may result in a</p>

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Policy DM44: Out-of-centre Retail and Commercial Development		
		<p>concentration of activity, potentially adverse for air quality particularly where these sites exist in close proximity to areas which already suffer from problems with air quality. Overall the policy is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Travel Plan measures/infrastructure contributions to promote sustainable travel.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy seeks to direct commercial development which takes place beyond town centres to existing commercial sites. The policy would assist in ensuring that commercial development does not take place on previously undeveloped sites which might prolong car journeys. Existing commercial sites, whilst established, may not in every instance be accessible via public transport, walking and cycling. Overall the policy is assessed as having a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy encourages investment and the reuse of existing buildings and land at existing commercial sites enabling a broader range of uses. This is supportive of this policy objective by reducing the need for new development elsewhere reducing the amount of materials needed. This is supportive of this policy objective by reducing the need for new development elsewhere safeguarding land important for mineral extraction.</p> <p><u>Term</u> Positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> Existing premises form appropriate locations for other uses.</p>

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Policy DM44: Out-of-centre Retail and Commercial Development		
		<p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to encourage and promote the reinvestment of existing commercial sites by reuse of existing buildings or redeveloping developed land. This will help to protect areas of undeveloped land which have an important biodiversity, geodiversity, or green infrastructure function, or which would be adversely affected by development of previously undeveloped sites.</p> <p><u>Term</u></p> <p>Positive effect in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy will encourage the reuse of existing commercial sites, ensuring that existing buildings are maintained and are actively used. This will help minimise the adverse effect vacant premises can have on the street scene, including heritage assets. Commercial units are often of functional appearance and large in scale, and as such unlikely to make use of the materials and do not have the form or appearance which reflects wider local built character (especially the historic environment). Commercial areas are therefore likely to detract from the historic character of an area. The policy will enable the continued renewal of these areas, meaning that their appearance and wider effects are unlikely to alter.</p> <p><u>Term</u></p> <p>Neutral effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Planning conditions regarding materials, finishes and landscaping.</p> <p><u>Assumptions</u></p> <p>Proposals for reuse/redevelopment are policy compliant with regard to heritage impact.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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Policy DM44: Out-of-centre Retail and Commercial Development		
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy will encourage the reuse of existing commercial sites, ensuring that existing buildings are maintained and are actively used. This will help minimise the adverse effect vacant premises can have on the street scene, including townscape and landscape. Commercial units are often of functional appearance, and large in scale, and as such unlikely to make use of the materials and do not have the form or appearance which reflects wider local built character (especially the historic environment). Commercial areas are therefore likely to detract from the historic character of an area. The policy will enable the continued renewal of these areas, meaning that their appearance and wider effects are unlikely to alter.</p> <p><u>Term</u></p> <p>Neutral effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Planning conditions regarding materials, finishes and landscaping.</p> <p><u>Assumptions</u></p> <p>Proposals for reuse/redevelopment are policy compliant with regard to heritage impact.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy DM45: Tourism Facilities and Accommodation		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option sets out guidance to support the sustainable development of tourist facilities and accommodation. The policy is responsive to aims of the Council to boost visits, overnight stays, and investment in the Borough, and will support the growth and diversification of the local economy. The policy scores positively for social and economic objectives, and generally neutral effects for environmental objectives.</p> <p><u>Alternative Options</u></p> <p>The preferred option provides a positive policy framework to support proposals for sustainable development of tourist facilities and accommodation, including necessary safeguards to provide inappropriate and harmful development. This is consistent with objectives of the Core Strategy. An alternative to allocate specific sites for tourism use would be inappropriate in acting to limit and direct tourism uses to sites which may not be attractive to the market or be used effectively. Such an approach may therefore have the opposite to the desired effect for the local economy. No reasonable alternative is therefore considered to exist.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p>

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Policy DM45: Tourism Facilities and Accommodation		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u> The policy provides a positive decision making framework to encourage investment in the local tourism industry, and provide additional accommodation for overnight stays, aiding the delivery of economic growth within the Borough over the plan period in line with aims to support the continued sustainable growth of this sector. This will help diversify the local economy in Pendle which is particularly reliant on the manufacturing sector, support the creation of new jobs, and provide for additional patronage and footfall in the Borough's town centres. The policy provides certainty to applicants to help direct investments supporting the growth of this sector in a sustainable way. The proposal has a minor positive effect for this objective.</p> <p><u>Term</u> Positive effects in the short, medium and long term of the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent, scale, type and location of investment. Low-medium risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Likely Significant Effects</u> The policy will aid the development of the tourism sector in Pendle by providing a positive decision making framework for this type of development. This will provide certainty for applicants, aiding urban regeneration and supporting the vitality of rural areas by providing jobs and additional activity benefitting wider businesses. The overall effect is considered to be positive.</p> <p><u>Term</u> Positive effects in the short, medium and long term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent, scale, type and location of investment. Low-medium risk.</p>

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Policy DM45: Tourism Facilities and Accommodation		
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 policy may provide benefits to health and wellbeing by providing a source of employment for residents or providing regeneration of urban areas. Additional visitors however may adversely affect existing residents and businesses particularly where there is an increased strain on infrastructure, services and parking. Overall the considered effect of this policy is considered neutral.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	<p><u>Likely Significant Effects</u></p> <p>The policy encourages investment in tourism attractions and overnight accommodation to support the local economy. The effect of this would be to attract more people to Pendle resulting in increased trips. Whilst attractions may be accessible to public transport most trips to and from tourist attractions and accommodation will be made by car, and not necessarily in areas featuring sufficient public transport infrastructure. Overall the policy is assessed as having a minor negative impact on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Travel plan measures. Encouragement of walking and cycling, dual purpose trips and overnight stays.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scaling, timing and type of investment and proximity/accessibility to investment. Low-medium risk.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	0	<p><u>Likely Significant Effects</u></p> <p>The policy encourages the sustainable development of the tourism industry with this being concentrated to existing buildings and the built up area. Limited use of greenfield land may also be required. A neutral effect is assessed for this objective.</p>

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Policy DM45: Tourism Facilities and Accommodation		
		<p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Policy requirements direct use towards existing buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u> The policy encourages the sustainable development of the tourism industry with this being concentrated to existing buildings and the built up area. The amount and scope of development permitted through this policy over the plan period is unlikely to be significant enough to strain water quality and resources.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Implementation of wider policies of the plan as relevant to address water usage issues.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy seeks to encourage investment in the tourist sector in Pendle with this directed towards existing buildings and built up areas. Limited use of greenfield land may also be required, however the scale of development permitted is unlikely to impact this objective adversely. The policy is unlikely to adversely affect flood risk.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Implementation of Local Plan policy in relation to flood risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

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Policy DM45: Tourism Facilities and Accommodation		
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to have a neutral effect on this objective. The scale and degree of effects of the policy and tourism related development upon this objective is likely to vary depending on site specific circumstances. The policy encourages tourism development in accessible locations at the borough's main settlements. In rural areas or limited expansion is permitted. The approach seeks to limit development in isolated and inaccessible locations. Thereby helping to limit the number of trips generated by car.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Sustainable design, methods of construction and operation. Requirement for the implementation of Travel plan measures.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy is likely to have a neutral effect on this objective. The scale and degree of effects of the policy and tourism related development upon this objective is likely to vary depending on site specific circumstances. The policy encourages tourism development in accessible locations at the borough's main settlements. In rural areas or limited expansion is permitted. The approach seeks to limit development in isolated and inaccessible locations. Thereby helping to limit the number of trips generated by car.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Sustainable design, methods of construction and operation. Requirement for the implementation of Travel plan measures.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	~	<p><u>Likely Significant Effects</u></p> <p>Whilst tourist facilities generate waste both in construction and operation, the policy itself does not allocate specific sites for tourist use and as such does not directly impact on this objective. The result is considered to be negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

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Policy DM45: Tourism Facilities and Accommodation		
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy sets out the framework for the determination of proposals for tourist facilities/accommodation. The scale and degree of effects of the policy and tourism related development upon this objective is likely to vary depending on site specific circumstances. The policy does however seek to ensure that proposals avoid adverse effects for wildlife and as such is assessed as resulting in a neutral effect subject to the implementation of policy requirements.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Offsetting, net-gain and open space provision where necessary/feasible.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Relationship and effect of development on a designated ecological asset, wildlife, geological designation or green infrastructure. Low to medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy sets out the framework for the determination of proposals for tourist facilities/accommodation. The scale and degree of effects of the policy and tourism related development upon this objective is likely to vary depending on site specific circumstances. The policy does however seek to ensure that proposals avoid adverse effects for the historic environment and as such is assessed as resulting in a neutral effect subject to implementation.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Siting, scale, layout, materials, design features, landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Relationship and effect of development on a heritage asset. Low to medium risk.</p>

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Policy DM45: Tourism Facilities and Accommodation		
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy sets out the framework for the determination of proposals for tourist facilities/accommodation. The scale and degree of effects of the policy and tourism related development upon this objective is likely to vary depending on site specific circumstances. The policy does however seek to ensure that proposals avoid adverse effects for landscape and as such is assessed as resulting in a neutral effect subject to implementation.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Siting, scale, layout, materials, design features, landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Relationship and effect of development on landscape/townscape. Low to medium risk.</p>

Policy DM46: Equestrian Development		
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to support the sustainable growth of the equestrian sector aiding the rural economy and rural communities. The policy seeks to ensure that such development does not have adverse effects for the environment, highways, and amenity, and is located to minimise impacts on landscape, the open countryside and the historic environment.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy is assessed as having neutral effects for environmental factors, with positive social and economic effects for supporting the rural economy, providing enhanced access to sources of recreation beneficial to health and wellbeing. Minor adverse effects are predicted for objectives promoting sustainable modes of transport, air quality, and climate change given that facilities are typically found in rural parts of the Borough which are much less well served and accessible via public transport. It must be stressed that these minor effects are limited.</p> <p><u>Alternative Options</u></p> <p>The policy has been drafted to support and guide development proposals for equestrian development within the open countryside. It is considered that there are not alternative forms of the policy which would provide adequate guidance for applicants and decision makers for this type of development as well as the necessary protections required to the wider sensitive environments typically affected by these proposals. The open countryside policy is silent on the approach to determine such uses. The policy aims to support the sustainable development of the rural economy. No reasonable alternatives have therefore been assessed.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</p> <p><u>Mitigation</u></p> <p>None.</p>

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Policy DM46: Equestrian Development		
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u> The policy fulfils a minor role in supporting and creating jobs in the rural area supporting the vibrancy/vitality of the rural economy as a result of equestrian development. The policy provides a clear framework for the determination of equestrian related development providing clarity to landowners/business operators. The policy is therefore assessed to have a minor positive effect for this objective.</p> <p><u>Term</u> The policy is assessed as having minor positive effects for this objectives for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Policy relies on windfall development – suitability/compatibility of proposals with policy requirements.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Likely Significant Effects</u> The policy supports the development of the rural economy by enabling the sustainable growth of equestrian industry. The policy therefore plays a role in maintaining the vitality of the rural economy and support this provides to the sustainability of rural communities. The policy is therefore assessed to have a minor positive effect for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

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Policy DM46: Equestrian Development		
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy will support opportunities for access to equestrian activities in the Borough supporting sustainable recreational opportunities beneficial to health and wellbeing. The policy will also support rural jobs for local people, helping to sustain rural communities. The scale of this opportunity is likely to be limited and small in scale and as such is likely to result in a limited positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the operation 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>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	<p><u>Likely Significant Effects</u></p> <p>Facilities for equestrian development are likely to be inaccessible to many by public transport, walking and cycling owing to the typically rural location in which such facilities are located. Existing infrastructure within the vicinity of proposals is likely to be of lower capacity. Use of infrastructure and access to a site for equestrian use is likely to be relatively low. The geographical location of proposals likely to be approach in accordance with this policy, means that the policy is likely to have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>Minor negative effects for this objective in the short and medium term. This may reduce should technology, attitudes or availability of non-polluting transport modes change.</p> <p><u>Mitigation</u></p> <p>Sites on the edge of existing settlements are however encouraged in the policy subject to accessibility to existing bridleways and impact on the amenity of existing residents.</p> <p><u>Assumptions</u></p> <p>In the majority of cases, proposals for equestrian type development will occur at existing farms which are largely located in isolated parts of the Borough.</p> <p><u>Uncertainties</u></p> <p>Changes in technology, attitudes and behaviour, investment in public transport. Low to medium risk.</p>

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Policy DM46: Equestrian Development		
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to promote the use of existing infrastructure and buildings for equestrian development. This helps to minimise undeveloped land lost to equestrian proposals in support of this objective. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent positive effects from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	~	<p><u>Likely Significant Effects</u></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><u>Term</u></p> <p>Not assessed.</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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The policy/proposal seeks to direct development to existing farmstead/built areas. Equestrian development is typically not of the form that would contribute to flood risk and as such would not have any effect on the achievement of the objective. It is anticipated that the policy will neither cause nor exacerbate flooding in the catchment.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>SuDs measures will be required where proposals would give rise to the need for drainage measures to be put in place. The Council will apply its flood risk policy to all proposals in the Borough.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

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Policy DM46: Equestrian Development		
		None
9. To improve air quality.	~	<p><u>Likely Significant Effects</u></p> <p>The policy is unlikely to result in significant increases in activity with developments largely taking place at existing farms significantly away from the AQMA in Colne and other sources of air pollution. Developments are likely to be relatively inaccessible via sustainable forms of transport and lead to increase activity at farmsteads however this activity is likely to be minor with negligible effects for air quality.</p> <p><u>Term</u></p> <p>Negligible worsening for this objective in the short and medium term. Likely to reduce to neutral overtime as technology, attitudes or availability of non-populating transport modes change.</p> <p><u>Mitigation</u></p> <p>Planning obligations may be implemented to reduce car trips to and from a site if deemed reasonable.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Changes in technology, attitudes and behaviour, investment in public transport. Low to medium risk.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	~	<p><u>Likely Significant Effects</u></p> <p>Developments are likely to be relatively inaccessible via sustainable forms of transport and would lead to increase activity at farmsteads. Scope to offset this would exist at farms through the construction of buildings built to high energy efficient standards and the incorporation of renewable technology to generate electricity for farm operations. The level of increase in activity likely as a result of equestrian development is likely to be relatively minor. On a Borough wide basis the impact of equestrian development, individually and cumulatively on this objective would be negligible.</p> <p><u>Term</u></p> <p>Negligible worsening for this objective in the short and medium term. Likely to reduce to neutral overtime as technology, attitudes or availability of non-populating transport modes change.</p> <p><u>Mitigation</u></p> <p>Planning obligations may be implemented to reduce car trips to and from a site if deemed reasonable.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Changes in technology, attitudes and behaviour, investment in public transport. Low to medium risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u></p> <p>The policy/proposal would reduce the amount of waste going to landfill through recycling and energy recovery through the implementation of agricultural management plans.</p> <p><u>Term</u></p>

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Policy DM46: Equestrian Development		
		<p>Positive effects for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to conserve ecology interests as part of the consideration of proposals relating to equestrian development. The policy will ensure therefore that such proposals do not result in an adverse effect for biodiversity. Equestrian development is typically small scale in nature with a low impact on the wider countryside. Proposals within the green infrastructure network would therefore have a negligible impact on such corridors. Overall neutral effects are assessed for this SA objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Biodiversity net gain opportunities will be sought from developments</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to conserve heritage interests as part of the consideration of proposals relating to equestrian development. The policy will ensure therefore that such proposals do not result in an adverse effect for heritage. Equestrian development is a rural land use and as such is a use that is associated with the open countryside. In this way, depending on its form, scale, and detailed design, equestrian development is therefore unlikely to adversely affect the setting of a heritage asset. Site specific circumstances will however need to be taken into account at the planning application stage. A neutral effect is assessed for this SA objective.</p> <p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Landscape/design measures may be applied to soften the effect of a development on a heritage asset. This may also reduce/enhance any visual/physical link.</p> <p><u>Assumptions</u> None.</p>

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Policy DM46: Equestrian Development		
		<p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The policy seeks to conserve the existing character of the area, and includes requirements to ensure that equestrian development has minimal effects on the open countryside and its surroundings. This includes requirements to be well-related to existing buildings permanent in nature, scaled proportionately, design measures to minimise visual effects, and to be supported by a pasture management plan. The safeguards within the policy will ensure therefore that such proposals do not result in an adverse effect for landscape character and townscape. A neutral effect is assessed for this SA Objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Landscape/design measures to soften/minimise any effects on local landscape/townscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Policy AL01: Housing Allocations
<p><u>Preferred Option Policy Summary</u></p> <p>The preferred option seeks to support the delivery of the housing requirement by allocating sufficient growth to meet any remaining residual housing need. The allocations are made taking into account housing needs across the plan area in accordance with the spatial strategy. Preferred sites generally perform most strongly against sustainability objectives and site assessment criteria, balancing sustainability with deliverability. The assessment here considers the preferred sites in the round. Individual site assessments can be found in Appendix 5.</p> <p><u>Preferred Option Policy Appraisal</u></p> <p>The policy is assessed as having largely positive effects for most sustainability objectives. This recognises the benefits brought by the policy to housing and economic objectives as additional supply helps to meet housing needs, increases the supply of available housing, supports the local economy, and aids quality of life and health and wellbeing. Site allocations are identified responsive to the spatial strategy, helping to minimise the need for travel, benefiting air quality and climate change objectives. The policy seeks to maximise brownfield development and this is beneficial in helping to make efficient use of land, promote regeneration, protecting natural resources, and protecting biodiversity. Regeneration and urban renewal of the borough's urban area will deliver enhancement to local townscapes whilst also safeguarding the existing landscape. Mixed effects are assessed for water quality and flood risk objectives. This recognises that whilst the policy will help protect the borough's natural resources, the redevelopment of previously developed sites may affect water quality and flood risk if not carefully designed and developed, with the potential for surface water flooding, and pollution of the water course.</p> <p><u>Alternative Options</u></p>

Appendix 3: Appraisal of Policy Options

Policy AL01: Housing Allocations		
The policy has been drafted to support the full delivery of the proposed housing requirement. Decisions regarding the housing requirement itself and its appropriateness in fulfilling sustainability objectives should be viewed in relation to Policy DM20. The alternative approach of not allocating specific sites and relying on windfall development has already been tested above and is not repeated here. No further reasonable alternatives are considered for this policy.		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The proposed allocations will enable the full delivery of the housing requirement. The policy includes a mix of site sizes and locations to encourage housing delivery and secure diversity of housing. The individual scale of sites allocated are limited due to the characteristics of the area and submissions made to the Council. This is likely to reduce the amount of affordable housing provided through market-led provision noting the limited viability in the borough, and percentage thresholds implemented through Policy DM23. Notwithstanding this, the policy is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects over the plan period.</p> <p><u>Mitigation</u></p> <p>The plan allocates sufficient growth to meet the proposed housing requirement. Other policies of the plan promote delivery via windfall development. Policy DM20 sets out how the housing requirement is to be delivered and the steps taken if delivery is insufficient.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p><u>Likely Significant Effects</u></p> <p>The delivery of new housing will support the local economy both directly and indirectly. These benefits include support for jobs in the construction sector through the build of the site both for the developer and its contractors and supporting trades. New residents will support businesses in the borough either through providing a new source labour to the area or supporting local businesses through increase in footfall. Taking this into account a minor positive affect is assessed for this objective.</p> <p><u>Term</u></p> <p>The policy is assessed as having minor positive effects for this objective for the plan period.</p> <p><u>Mitigation</u></p> <p>The policy is concerned with the delivery of housing sites to achieve the housing requirement with associated economic benefit. No mitigation measure is necessary.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The degree of actual economic benefit provided by each development site is largely unpredictable and their longer term benefits will vary site by site depending on their occupiers (low risk).</p>

Appendix 3: Appraisal of Policy Options

Policy AL01: Housing Allocations		
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 policy prioritises PDL and mixed use sites wherever possible helping to promote the regeneration of Pendle’s existing urban areas where evidence shows deprivation is concentrated. The policy directs growth to the main settlements of Pendle in accordance with the spatial strategy (Policy SP02) helping to implement this strategy and delivering a sustainable pattern of development. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>The plan allocates sufficient growth to meet the proposed housing requirement. Other policies of the plan promote delivery via windfall development. Policy DM20 sets out how the housing requirement is to be delivered and the steps taken if delivery is insufficient.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy provides new homes, helping to meet local housing need, and provide opportunities to the community to access high quality homes which meet their needs. The policy provides opportunities for home ownership, and will help tackle overcrowding, concealed households and homelessness. The direction of growth to urban areas helps to ensure that the majority of housing need identified is met close to source. It will also help to redevelop these areas and improve the quality of the urban environment, and safeguard existing open countryside from permanent loss, maintaining access to the open countryside for existing residents.</p> <p><u>Term</u></p> <p>Minor positive effects for the operation of the development.</p> <p><u>Mitigation</u></p> <p>The plan allocates sufficient growth to meet the proposed housing requirement. Other policies of the plan promote delivery via windfall development. Policy DM20 sets out how the housing requirement is to be delivered and the steps taken if delivery is insufficient.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>

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Policy AL01: Housing Allocations		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy directs growth to the main settlements of Pendle in accordance with the spatial strategy (Policy SP02) helping to implement this strategy and delivering a sustainable pattern of development. This ensures that new development is directed to the most sustainable settlements which have the greatest range and capacity of services, facilities, and opportunities for employment in locations which are accessible to the communities they serve. This helps to reduce the need to travel and promotes walking, cycling and public transport. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>The plan allocates sufficient growth to meet the proposed housing requirement. Other policies of the plan promote delivery via windfall development. Policy DM20 sets out how the housing requirement is to be delivered and the steps taken if delivery is insufficient.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	+	<p><u>Likely Significant Effects</u></p> <p>The policy prioritises PDL and mixed use sites wherever possible helping to promote the regeneration of Pendle's existing urban areas making use of brownfield land. The direction of growth to urban areas helps to safeguard existing open countryside from permanent loss, maintaining access to the open countryside for existing residents. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>The plan allocates sufficient growth to meet the proposed housing requirement. Other policies of the plan promote delivery via windfall development. Policy DM20 sets out how the housing requirement is to be delivered and the steps taken if delivery is insufficient.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
7. To conserve and enhance water quality and resources	+/-	<p><u>Likely Significant Effects</u></p> <p>The direction of growth to urban areas helps to safeguard existing open countryside assets which may be important for water supply/quality from permanent loss or degradation as a result of the development of housing. New homes will increase the need for natural resources include water supply. The development of PDL sites may expose water resources to pollution which may</p>

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Policy AL01: Housing Allocations		
		<p>contaminate supply if not dealt with effectively. However, development may provide an opportunity to enhance water quality and address existing problems. Taking the above into account, a mixed effect is assessed for this objective.</p> <p><u>Term</u> Mixed effects over the plan period. Specific consequences assessed as planning application stage.</p> <p><u>Mitigation</u> Ground investigation. Remediation works. Safe removal and disposal of contaminants. Application of conditions through the DM process.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extend of issues related to ground contamination and stability will vary from site to site. The policy could have a significant effect on the viability of proposals (medium – high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+/-	<p><u>Likely Significant Effects</u> The direction of growth to urban areas helps to safeguard existing open countryside assets which may be important in mitigating flood risk from permanent loss or degradation as a result of the development of housing which could increase flood risk in on or off-site locations. Areas within the built-up area are subject to flood risk, and the site assessment process has taken this into account at a high level by incorporating the findings of the SFRA into this process. Nevertheless, flood risk at a site level potentially remains at a number of sites identified and this is to be managed and addressed through the design, planning and construction process. Taking the above into account a mixed effect is assessed for this objective.</p> <p><u>Term</u> Mixed effects over the plan period. Specific consequences assessed as planning application stage.</p> <p><u>Mitigation</u> Development should avoid areas which are prone to flooding and provide sufficient means to manage surface water flow with resulting in an increased risk of flooding on-site or affecting off-site land uses. Adoption of SUDs measures for the management of surface water flow prioritised. Applicants are encouraged to engage with the Lead Local Flood Authority prior to the submission of a planning application to obtain advice about managing surface water flow at a development proposal and the drainage system required.</p> <p><u>Assumptions</u> Not assessed.</p> <p><u>Uncertainties</u> Natural drainage measures may not always provide a practical response to drainage issues dependent on ground conditions (low-medium risk).</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u> The policy directs growth to the main settlements of Pendle in accordance with the spatial strategy (Policy SP02) helping to implement this strategy and delivering a sustainable pattern of development. This ensures that new development is directed to the most sustainable settlements which have the greatest range and capacity of services, facilities, and opportunities for employment in</p>

Appendix 3: Appraisal of Policy Options

Policy AL01: Housing Allocations		
		<p>locations which are accessible to the communities they serve. This helps to reduce the need to travel and promotes walking, cycling and public transport. The concentration of development to existing built areas may affect air quality at a local level, should occupiers choose to travel by car instead of sustainable transport. The amount of growth planned and its effects on wider transport patterns is however negligible when considered against the context of existing patterns and level of activities. As such, a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> The plan allocates sufficient growth to meet the proposed housing requirement. Other policies of the plan promote delivery via windfall development. Policy DM20 sets out how the housing requirement is to be delivered and the steps taken if delivery is insufficient.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The policy directs growth to the main settlements of Pendle in accordance with the spatial strategy (Policy SP02) helping to implement this strategy and delivering a sustainable pattern of development. This ensures that new development is directed to the most sustainable settlements which have the greatest range and capacity of services, facilities, and opportunities for employment in locations which are accessible to the communities they serve. This helps to reduce the need to travel and promotes walking, cycling and public transport and reduces the likely contribution caused by housing allocations towards climate change.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> The plan allocates sufficient growth to meet the proposed housing requirement. Other policies of the plan promote delivery via windfall development. Policy DM20 sets out how the housing requirement is to be delivered and the steps taken if delivery is insufficient.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	<p><u>Likely Significant Effects</u> The policy directs growth to the main settlements of Pendle in accordance with the spatial strategy (Policy SP02) helping to implement this strategy and delivering a sustainable pattern of development. This strategy helps to increase the potential for the reuse of existing</p>

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Policy AL01: Housing Allocations		
		<p>resources to meet future development needs (such as materials, infrastructure and utility networks). It also helps to safeguard existing natural resources of the borough from loss or sterilisation as a result of new development.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> Higher density development, promotion of reuse of materials.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	<p><u>Likely Significant Effects</u> The policy directs growth to the main settlements of Pendle in accordance with the spatial strategy (Policy SP02) helping to implement this strategy and deliver a sustainable pattern of development. This helps to safeguard existing undeveloped areas and assets of the borough which may be important to wildlife from permanent loss or disturbance, and help to maintain the integrity of the borough's existing habitats, wildlife corridors and stepping stones. Existing PDL may have biodiversity value. This is to a very limited degree examined through the site assessment process, informed by the Biodiversity Audit and Green Infrastructure. The application wider policy will ensure that net gains for biodiversity are achieved at these sites.</p> <p><u>Term</u> Minor positive effects for the plan period.</p> <p><u>Mitigation</u> The plan allocates sufficient growth to meet the proposed housing requirement. Other policies of the plan promote delivery via windfall development. Policy DM20 sets out how the housing requirement is to be delivered and the steps taken if delivery is insufficient. Implementation of Policy DM04.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The policy directs growth to the main settlements of Pendle in accordance with the spatial strategy (Policy SP02) helping to implement this strategy and deliver a sustainable pattern of development. This helps to safeguard existing undeveloped areas from urban encroachment including the heritage assets found within these locations. Heritage assets are commonly found within the urban areas. The site assessment process has considered this to a high level, with judgements made of likely effects of developing submitted sites based on available information, both related to the site and the heritage asset. Policy directions are included in the Local Plan to ensure that heritage assets are conserved as a result of the plan's proposals. Taking this in account, the policy is assessed to have a neutral effect for this objective.</p>

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Policy AL01: Housing Allocations		
		<p><u>Term</u> Neutral effects for the plan period.</p> <p><u>Mitigation</u> Landscape/design measures may be applied to soften the effect of a development on a heritage asset. This may also reduce/enhance any visual/physical link.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The policy directs growth to the main settlements of Pendle in accordance with the spatial strategy (Policy SP02) helping to implement this strategy and deliver a sustainable pattern of development. This helps to safeguard existing undeveloped areas from urban encroachment helping to maintain landscape quality and settlement character. The plan seeks to promote the redevelopment of previously developed sites making use of these sites to meet development needs, but also delivering improvements to the built environment enhancing the wider built environment. Taking this into account a minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects over the plan period, subject to implementation.</p> <p><u>Mitigation</u> Landscape/design measures to soften/minimise any effects on local landscape/townscape.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Policy AL02: Employment Allocations
<p><u>Preferred Option Policy Summary</u> The preferred option seeks to support the delivery of the employment land requirement by allocating additional sites to provide flexibility and choice to the market to help secure full delivery of the economic requirements of the Local Plan. The allocations are made taking into account current commitments in the plan area in an effort to distribute economic growth across the borough in accordance with the spatial strategy. Preferred sites are considered to provide the most appropriate balance between sustainability, deliverability, and commercial attractiveness. Sites are allocated to enable the expansion of existing employment sites within and adjacent to existing communities. The assessment made below only considers the collective and synergistic effects of developing land at Jackdaw Road, Barnoldswick and West Craven Business Park Extension, Earby for employment. It does not include Lomeshaye Phase 2 which is also included within the policy, as this site is a committed development and its allocation is carried forward from the Pendle Core Strategy Part 1.</p> <p><u>Preferred Option Policy Appraisal</u></p>

Appendix 3: Appraisal of Policy Options

Policy AL02: Employment Allocations		
<p>The policy is assessed as having largely positive effects for economic and social objectives. This recognises the benefits that the delivery of economic growth and opportunity for job creation for these SA objectives and achievement of positive policy outcomes. Neutral effects are assessed for air quality and climate change objectives. This recognises the beneficial role that allocating sites at existing larger settlements on sites accessible to communities in reducing the need to travel and supporting sustainable patterns of activity but notes the relatively limited scale of the proposals which limit the effects caused to a localised level. Adverse effects are assessed for many environmental objectives, most notably flood risk, water quality, biodiversity and landscape. This is primarily due to size and role of the West Craven Business Park extension as the large of the two sites allocated through policy which is greenfield in character, and edge of settlement location. Both sites affect and are affected by the water environment and relate closely to existing wildlife corridors, resulting in potential adverse effects for these objectives.</p> <p>Alternative Options</p> <p>The policy has been drafted to support the full delivery of the proposed employment land requirement. The alternative approach of not allocating specific sites and relying on windfall development has already been tested above and is not repeated here. An alternative of allocating further sites in addition to those identified through the policy is not considered necessary at this stage, noting committed developments, their geography, and the conclusions of the HEDNA. No further reasonable alternatives are therefore considered for this policy.</p>		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p>Likely Significant Effects</p> <p>The proposal will not directly support the delivery of housing and as such is assessed to have a negligible effect for this objective.</p> <p>Term</p> <p>Negligible effects over the plan period.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	<p>Likely Significant Effects</p> <p>The development of the allocated sites will help secure the full delivery of the employment land requirement for the borough as assessed through the HEDNA. The policy will therefore support economic growth and the delivery of new jobs. The policy is assessed to have a minor positive effect for this objective.</p> <p>Term</p> <p>The policy is assessed as having minor positive effects for this objective for the plan period.</p> <p>Mitigation</p> <p>Should monitoring show that allocated sites and/or a significant proportion of committed employment sites are not coming forward as anticipated, nor will achieve desired delivery by the end of the plan period, then the plan may need to be reviewed.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The economic conditions and land requirements may alter during the plan period (medium risk).</p>

Appendix 3: Appraisal of Policy Options

Policy AL02: Employment Allocations		
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 policy supports this objective by providing opportunities for economic expansion and the creation of new jobs closely accessible to existing communities and businesses. This will help reduce the need to travel and will enhance the economy of the towns and wider sub-area increasing their resilience to change. The development of Jackdaw Road makes use of vacant land within the settlement boundary and seeks to secure the economic use of this land. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Measures to promote sustainable modes of transport as a means of accessing employment should be considered as travel plan requirements through the relevant policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Job density alters depending on the type and nature of the use proposed. It is not guaranteed that newly created jobs will be taken by local residents (medium risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports this objective by providing opportunities for economic expansion and the creation of new jobs closely accessible to existing communities and businesses. This helps to support health and wellbeing providing opportunities to earn a living which is necessary to support healthy living. Access to employment may increase accessibility of wider services and goods which may benefit standards of living. The development of Jackdaw Road makes use of vacant land within the settlement boundary and seeks to secure the economic use of this land. It is unlikely that the development of this site would affect the health and wellbeing of neighbouring occupiers, uses or visitors to the area. West Craven Business Park Extension is a greenfield site, though has a very limited relationship to the wider settlement, and so is also unlikely to affect the health and wellbeing of neighbouring occupiers, uses or visitors to the area. Overall, and taking into account the above, a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Landscaping and securing a high quality design and well thought out scheme as to how it assimilates into the existing landscape and/or townscape as relevant will be important in mitigating the effects of proposals on this objective. The policy should set out clear expectation as to how proposals should respond to existing uses and the wider natural/built character of the area.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Nature of proposals and precise effect on this objective will only be known at the detailed planning stage.</p>

Appendix 3: Appraisal of Policy Options

Policy AL02: Employment Allocations		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	<p><u>Likely Significant Effects</u></p> <p>The policy supports this objective by providing opportunities for economic expansion and the creation of new jobs closely accessible to existing communities and businesses. This will help reduce the need to travel and will enhance the economy of the towns and wider sub-area increasing their resilience to change. The development of Jackdaw Road makes use of vacant land within the settlement boundary and seeks to secure the economic use of this land. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects for the plan period.</p> <p><u>Mitigation</u></p> <p>Measures to promote sustainable modes of transport as a means of accessing employment should be considered as travel plan requirements through the relevant policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Job density alters depending on the type and nature of the use proposed. It is not guaranteed that newly created jobs will be taken by local residents (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The policy contains one site within the settlement boundary (Jackdaw Road) and one site on greenfield land (West Craven Business Park Extension). The use of vacant land within the settlement boundary will help support the achievement of this objective, making effective use of land to meet economic needs. The use of greenfield land however has an adverse effect on this objective, with permanent loss of undeveloped land, and existing soils. West Craven Business Park, is the larger of the two sites, and so overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects in the short and medium term.</p> <p><u>Mitigation</u></p> <p>The plan allocates sufficient growth to meet the proposed employment land requirement. Other policies of the plan promote delivery via windfall development. Policy DM40 sets out how the employment land requirement is to be delivered. The Council may need to review the Local Plan if monitoring shows a significant delay or deduction in the delivery of employment land against expectations.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
7. To conserve and enhance water quality and resources	-	<p><u>Likely Significant Effects</u></p> <p>Both sites allocated through the policy are closely related to existing watercourses, and as such have the potential to effect water quality as a result of their construction and/or future occupation and operation. A minor adverse effect is therefore assessed for this</p>

Appendix 3: Appraisal of Policy Options

Policy AL02: Employment Allocations		
		<p>objective, however it is possible, that with the adoption of mitigation measures, that the actual effect caused by the policy on this SA objective is neutral.</p> <p><u>Term</u> Potential adverse effects over the plan period. Possible neutral effects subject to the adoption of mitigation measures and success of these measures.</p> <p><u>Mitigation</u> The policy requirements for the development of the sites should seek to ensure that the potential for water contamination is minimised. This can be secured by ensuring that development is directed away from existing water courses. It can also be achieved by requiring Ground investigation, Remediation works, Safe removal and disposal of contaminants. Planning conditions applied through the DM process will help to ensure a neutral outcome for this SA objective.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent of issues related to ground contamination and stability will vary from site to site. The policy could have a significant effect on the viability of proposals (medium – high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> Both sites allocated through the policy are closely related to existing watercourses, and as such have the potential to be affected by flood risk. The SFRA confirms that parts of the proposed allocation at West Craven Business Park are not suitable for development. Surface water flood risk is also noted at both sites. Noting these constraints, a minor adverse effect is assessed for this objective. It is possible, with the adoption of mitigation measures, that the actual effect caused by the policy on this SA objective may reduce.</p> <p><u>Term</u> Potential adverse effects over the plan period. Possible to reduce with the adoption of mitigation measures and success of these measures.</p> <p><u>Mitigation</u> The policy requirements for the development of the sites should seek to ensure flood risk is recognised as a constraint to development and that affected parts of the site are avoided. The policy should require an effective drainage strategy for the development of both sites to ensure that they are not affected or do not cause unacceptable risks implementing Policy DM02 of the Local Plan.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The specific flood risk constraints affecting a site is unlikely to be known until the detailed planning stage. The policy could have an effect on the viability of proposals (medium risk).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The policy helps to ensure that economic growth needs are met in full and delivered in accordance with the spatial strategy. Both proposals within the policy are accessible to existing communities, adjoin existing economic sites, and where possible make use of</p>

Appendix 3: Appraisal of Policy Options

Policy AL02: Employment Allocations		
		<p>existing infrastructure and resources. This helps to reduce the need to travel and encourage sustainable patterns of movement and activity. Economic activity applying current technology and standards by its nature (and depending on the uses involved) has the potential to create polluting biproducts either due to deliveries and services, processes or trading which is likely to have localised effects for air quality. The degree of effect likely caused by the proposal is uncertain at present as the end uses at the site are not known.</p> <p><u>Term</u> Neutral effect for the plan period. The precise effect will depend on the nature of economic activities taking place, and technology used to support this.</p> <p><u>Mitigation</u> The plan encourages the adoption of renewable energy supply and materials which reduce energy consumption. Travel plan measures can also gain positive outcomes in minimising pollution. Planning conditions could be used to limit operational hours or dictate patterns for deliveries.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The policy helps to ensure that economic growth needs are met in full and delivered in accordance with the spatial strategy. Both proposals within the policy are accessible to existing communities, adjoin existing economic sites, and where possible make use of existing infrastructure and resources. This helps to reduce the need to travel and encourage sustainable patterns of movement and activity. Economic activity applying current technology and standards by its nature (and depending on the uses involved) has the potential to create polluting biproducts either due to deliveries and services, processes or trading which is likely to have localised effects for air quality. The degree of effect likely caused by the proposal is uncertain at present as the end uses at the site are not known.</p> <p><u>Term</u> Neutral effect for the plan period. The precise effect will depend on the nature of economic activities taking place, and technology used to support this.</p> <p><u>Mitigation</u> The plan encourages the adoption of renewable energy supply and materials which reduce energy consumption. Travel plan measures can also gain positive outcomes in minimising pollution. Planning conditions could be used to limit operational hours or dictate patterns for deliveries.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>

Appendix 3: Appraisal of Policy Options

Policy AL02: Employment Allocations		
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The policy helps to ensure that economic growth needs are met in full and delivered in accordance with the spatial strategy. Both proposals within the policy are accessible to existing communities, adjoin existing economic sites, and where possible make use of existing infrastructure and resources. This helps to reduce the need to travel and encourage sustainable patterns of movement and activity. Manufacturing activity applying current technology and standards by its nature (and depending on the uses involved) makes use of natural resources to turn this into products – the policy cannot control whether these sources are renewable or not. The policy allocates two sites. Whilst Jackdaw Road will support the achievement of this objective by making use of existing vacant land, the development of West Craven Business Park expansion in Earby will result in adverse effects for this SA objective. Taking this into account a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect for the plan period. The precise extent of this adverse effect will depend on the nature of economic activities taking place, and technology used to support this.</p> <p><u>Mitigation</u></p> <p>The plan encourages the adoption of renewable energy supply and materials which reduce energy consumption. Development should adopt a layout which makes best use of land and minimises permanent loss of natural resources.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	<p><u>Likely Significant Effects</u></p> <p>Both sites allocated through the policy are closely related to existing wildlife corridors and as such the development of these sites for employment uses may adversely affect this objective.</p> <p><u>Term</u></p> <p>Potential adverse effects over the plan period. Possible neutral effects subject to the adoption of mitigation measures and success of these measures.</p> <p><u>Mitigation</u></p> <p>The policy requirements for the development of the sites should seek to ensure that the potential adverse effect for ecology is minimised. This can be secured by ensuring that development is directed away from these wildlife corridors, with additional mitigation measures (such as buffer habitat and development offsets) included within the design.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Nature of land use on site may greatly affect wildlife post construction. Planning conditions will be important in limiting these effects. Mitigation measures may limit the development platform available which may discourage certain forms and scales of investment from taking place (low risk).</p>

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Policy AL02: Employment Allocations		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>Neither site allocated through the policy is considered likely to affect the historic environment. As such as neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>Jackdaw Road, Barnoldswick makes use of a vacant site within the settlement boundary which is visible from nearby routes. The redevelopment of the site for employment is likely to enhance the quality of the built environment noting the site's current condition. The development of the West Craven Business Park extension is likely to result in harmful effects for this SA objective, noting the significant extension of commercial development provided into the open countryside. The existing site is highly visible from wider viewpoints to the north. The proposal will worsen the current position, although significant harm is avoided taking into account the effect caused by the existing development. Given that West Craven Business Park is larger and its effects a more significant, an overall minor adverse effect.</p> <p><u>Term</u></p> <p>Minor negative effects over the plan period, subject to implementation.</p> <p><u>Mitigation</u></p> <p>Landscape/design measures to soften/minimise any effects on local landscape/townscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 4: Assessment of Plan Themes

Strategic Policies

Summary

The strategic policies of the Local Plan have in general a positive effect across all objectives. The spatial strategy directs the majority of development needs to the Borough's larger and most sustainable settlements. This has the benefit of directing growth to the communities most in need of development (such as housing) as demonstrated by the supporting evidence, increasing the effectiveness of the plan in meeting this need. It also directs investment to the areas of the borough in need of investment, supporting enhancements to the urban environment, the quality and diversity of housing stock, and access to affordable housing and jobs. The approach adopted helps to benefit the health and wellbeing of existing residents, particularly those in acute need, and will help households in poverty. The strategy helps to reduce the need to travel and places growth in areas which have the best capacity and variety of services and infrastructure available to accommodate development sustainably and proportionately, and in a way which helps to promote modal shift away from car travel. The proposal does not ignore the rural area with proportionate development enabled in this area, especially where this is responsive to a specific local need and to support the rural economy. The spatial approach also benefits environmental objectives such as safeguarding the natural landscape, biodiversity, flood risk, water quality, air quality and climate change, by safeguarding sensitive undeveloped environments from loss or degradation.

Strategic policies related to the environment (Climate change, water management, natural environment and design) all benefit environmental objectives owing to the protections afforded and safeguards provided. The policies require a direct design or technical response to be made in order to ensure compliance. The resulting effect is a constraining or neutral effect on growth related objectives (such as housing and employment). This is due to the limitations caused by the policies on the location, scale, and type of development which might be acceptable, and effect on viability caused with potential implications for development costs (and reduced profits) which may affect the scope, quantum or type of development delivered. Similar effects are observed for strategic policies related to the Green Belt, Natural and Historic Environment, though the effects of the heritage policy on several SA objectives is less clear noting the diversity and numeracy of heritage assets in the borough and differences in their significance.

Strategic policies related to health and wellbeing, transport and infrastructure score generally positive across the all SA objectives. In particular the policies benefit SA objectives related to housing, employment, regeneration and health and wellbeing owing to the support the policies provide to delivering sustainable communities. This also benefits climate change, air quality, water quality and flood risk by enhancing the sustainability of development and addressing its effects of the wider environment, communities and infrastructure.

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	+	+	~	-	+	-	-	+/-	+	+	+	<p>Likely Significant Effects</p> <p>The strategic policies of the plan encompass a wide range of material planning issues and directs development. It is clear that strategic policies of the plan result in mixed effects for this objective. This is caused by policies which promote sustainable high quality development which seeks to direct investment to existing communities of Pendle, aiding their regeneration, with benefits for the health and wellbeing of residents, and ensuring the development is directed to locations which are most in need (as evidenced within the HEDNA). Balanced against this are policies which restrict growth in the interest of safeguarding the natural and historic environment of Pendle, and/or which result in added costs to be met by proposals which could serve to constrain the scope for, type or number of homes provided subject to site specific viability factors. Mixed cumulative and synergistic effects are therefore likely for this objective over the plan period, although this will trend towards positive as mitigation measures included within the plan are implemented.</p> <p>Term</p> <p>Mixed effects, trending towards positive with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>The plan identifies sufficient land to meet in full the housing and employment requirements of the Local Plan. The constraints of the borough have been accounted for to a high level at the site assessment stage. Further account will be provided towards these matters through the implementation of the plan at the planning application stage. Planning obligations will be used to secure affordable housing where viable.</p> <p>Assumptions</p> <p>Affordable housing is delivered in accordance with policy. Infrastructure requirements meets CIL tests.</p> <p>Uncertainties</p> <p>Needs alter through the plan period. The market alters through the plan period changing the feasibility to meet obligation requirements. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	+	+	-	+	-	-	+/-	+	+	+	<p>Likely Significant Effects</p> <p>The strategic policies of the plan encompass a wide range of material planning issues and directs development. It is clear that strategic policies of the plan result in mixed effects for this objective. This is caused by policies which promote sustainable high quality development which seeks to direct investment to existing communities of Pendle, particularly the urban area, aiding their regeneration, with benefits for the health and wellbeing of residents provided by sustained and increased access to job opportunities. Balanced against this are policies which restrict growth in the interest of safeguarding the natural and historic environment of Pendle, and/or which result in added costs to be met by proposals which could serve to constrain the scope for, type and amount of employment land which is provided subject to site specific viability factors. Mixed cumulative and synergistic effects are therefore likely for this objective over the plan period, although this will trend towards positive as mitigation measures included within the plan are implemented.</p> <p>Term</p> <p>Mixed effects, trending towards positive with the adoption of mitigation measures.</p> <p>Mitigation</p> <p>The plan identifies sufficient land to meet in full the employment requirements of the Local Plan. The constraints of the borough have been accounted for to a high level at the site assessment stage. Further account will be provided towards these matters through the implementation of the plan at the planning application stage.</p> <p>Assumptions</p> <p>Sites identified through the plan, including the pipeline of permitted schemes is attractive to the market and can fulfil the projected economic needs of the borough.</p> <p>Uncertainties</p> <p>Needs alter through the plan period. The market alters through the plan period changing the feasibility to meet obligation requirements. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	++	++	+	++	+	+/-	+/-	+/-	++	+	+	<p>Likely Significant Effects</p> <p>The strategic policies of the plan work together to promote sustainable growth within Pendle's communities. The preferred spatial strategy adopts an urban centric approach towards meeting development needs with development directed proportionately based on population, service accessibility and settlement role (as evidenced by the Settlement Sustainability Review and supported by findings of the HEDNA and Retail Capacity Study). This ensures that development needs are met in a sustainable way and in a way which reflects a settlement's needs and its capacity to absorb growth without undermining service quality and accessibility, as well as wider environmental factors. The approach also provides a measured response to supporting rural communities in a way which protects their character and qualities. Environmental strategic policies safeguards parts of the borough which are sensitive to development. This approach will limit development in some parts of the borough, however these areas tend to be more rural in nature and the approach will help to direct development to urban areas. Overall the strategic policies of the plan are assessed to have minor positive effects for this objective both synergistically and cumulatively.</p> <p>Term</p> <p>Permanent positive effects from adoption. The magnitude of these effects is likely to increase over the plan period and development proposals come forward in response to and in accordance with its policies.</p> <p>Mitigation</p> <p>Allocations and applications for development considered by their type, location and scale in the context of strategic policy through the decision making process.</p> <p>Assumptions</p> <p>Development comes forward in accordance with the development plan and that sites identified are deliverable. The requirements of the plan are met as necessary to maintain consistent delivery and supply.</p> <p>Uncertainties</p> <p>Finance – Viability/Funding. Timescales. Subject to negotiation. Reliance on third parties. Unplanned development resulting in increased/redirected infrastructure needs. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	++	++	+	++	+	+	+/-	+/-	++	+	+	<p>Likely Significant Effects</p> <p>The strategic policies of the plan work together to promote sustainable growth within Pendle's communities. This benefits health and wellbeing by ensuring that development is responsive to the needs of communities and delivers positive local change. The proportionate approach taken by the spatial strategy, and protection afforded to the environment safeguards those parts of the borough which benefit the health of the borough's residents and make it an attractive place to live. Policies further safeguard the health and wellbeing of residents by ensuring sufficient service and infrastructure capacity, promoting active travel and access to recreation, and ensuring that the health interests of residents are taken into account through the planning process including the effects of development and its operation. Overall the strategic policies of the plan are assessed to have minor positive effects for this objective both synergistically and cumulatively.</p> <p>Term</p> <p>Permanent positive effects from adoption. The magnitude of these effects is likely to increase over the plan period and development proposals come forward in response to and in accordance with its policies.</p> <p>Mitigation</p> <p>Implementation of policy requirements and support DM policies as relevant through the development management process.</p> <p>Assumptions</p> <p>Development comes forward in accordance with the development plan and that sites identified are deliverable. The requirements of the plan are met as necessary to maintain consistent delivery and supply. The delivery of infrastructure requirements and benefits of development to health and wellbeing are viable.</p> <p>Uncertainties</p> <p>Finance – Viability/Funding. Timescales. Subject to negotiation. Reliance on third parties. Unplanned development resulting in increased/redirected infrastructure needs. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	+	+	+	~	~	~	~	++	++	+	<p>Likely Significant Effects</p> <p>The policies seek to support sustainable living, reducing the need to travel and promoting travel by sustainable forms of transport by directing development to the most appropriate and typically accessible locations. This is achieved through the spatial approach taken to development and emphasis placed on the main urban area and largest centres to fulfil the development needs of Pendle. The policies act to secure development which is sustainable in its location and accessibility and perform a key role in strategic policy in responding to and fulfilling this objective. Whilst not directly related, the constraints of environmental policies will further limit development within the less well served parts of the borough helping to minimise car usage as a result of the proposals of the Local Plan. Overall the strategic policies of the plan are assessed to have minor positive effects for this objective both synergistically and cumulatively.</p> <p>Term</p> <p>Permanent positive effects from adoption. The magnitude of these effects is likely to increase over the plan period and development proposals come forward in response to and in accordance with its policies.</p> <p>Mitigation</p> <p>Implementation of policy requirements and support DM policies as relevant through the development management process.</p> <p>Assumptions</p> <p>Development comes forward in accordance with the development plan and that sites identified are deliverable. The requirements of the plan are met as necessary to maintain consistent delivery and supply.</p> <p>Uncertainties</p> <p>Finance – Viability/Funding. Timescales. Subject to negotiation. Reliance on third parties. Unplanned development resulting in increased/redirected infrastructure needs. Medium risk.</p>

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6. To encourage the efficient use of land and conserve and enhance soils.	+	+	+	+	++	+	+	+	?	+	+	?	<p>Likely Significant Effects</p> <p>The strategic policies of the plan work together to promote growth at the borough's existing settlements helping to make efficient use of previously developed land and existing buildings to meet future development needs, in turn safeguarding the borough's natural soils. The spatial strategy adopts a proportionate approach to development with an emphasis on growth at the borough's main towns, particularly along the M65. The SHLAA demonstrates that for the most part this can be accommodated at brownfield sites. The economic strategy seeks to renew existing sites with committed development fulfilling a key role in meeting identified employment land needs. The amount of greenfield land required to meet the economic strategy is limited. Environmental strategic policies safeguard the parts of the borough which are sensitive to development, further supporting the approach to focus growth in the urban area. Uncertain outcomes are identified for heritage and obligations policies for this objective. This is because the historic environment of Pendle extends into both urban and rural environments, and policy may restrict growth in certain circumstances. Viability is variable within Pendle and growth in some areas may not be achievable as a result. Despite this, overall the strategic policies of the plan are assessed to have minor positive effects for this objective both synergistically and cumulatively.</p> <p>Term</p> <p>Permanent positive effects from adoption. The magnitude of these effects is likely to increase over the plan period as development proposals come forward in response to and in accordance with its policies.</p> <p>Mitigation</p> <p>Implementation of policy requirements and support DM policies as relevant through the development management process.</p> <p>Assumptions</p> <p>Development comes forward in accordance with the development plan and that sites identified are deliverable. The requirements of the plan are met as necessary to maintain consistent delivery and supply.</p> <p>Uncertainties</p> <p>Finance – Viability/Funding. Timescales. Reliance on third parties. Unplanned development resulting in increased/redirected infrastructure needs. Medium risk.</p>
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Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
7. To conserve and enhance water quality and resources.	0	0	0	~	+	+	++	+	~	+	~	+	<p>Likely Significant Effects</p> <p>Watercourses extend throughout the plan area with the Borough acting as part of the source location for the Ribble, Aire and Calder. As such the spatial approach adopted to development is noted to have a neutral effect for this objective. The plan's environmental policies will help safeguard parts of the borough which contribute towards water quality and quantity. In particular this role is fulfilled by Policy SP07 which relates to the management of water. Policies also seek to ensure that watercourses are not adversely affected by pollution arising by way of the construction or operation of a development. Planning obligations are sought where CIL tests are met ensuring that development does not compromise water quality and access to water for existing residents, businesses and wildlife. Overall the strategic policies of the plan are assessed to have minor positive effects for this objective both synergistically and cumulatively.</p> <p>Term</p> <p>Permanent positive effects from adoption. The magnitude of these effects is likely to increase over the plan period as development proposals come forward in response to and in accordance with its policies.</p> <p>Mitigation</p> <p>Siting of development. Land uses. Addressing contamination and sources of pollution. New infrastructure and additional capacity. Links to Environmental DM policies.</p> <p>Assumptions</p> <p>Engagement to date has been accurate and illustrates no further needs not already programmed.</p> <p>Uncertainties</p> <p>Infrastructure requirements alter. Further evidence shows an increased level of need. Planned programme timescale slip and not delivered to meet the needs of committed development. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	0	0	0	+	~	++	+	0	+	+	+	<p>Likely Significant Effects</p> <p>The strategic policies of the plan work to protect areas likely to be of most importance for flood water storage. This helps to minimise flood risk for residents, land users and uses by maintaining the natural absorption of flood water within Pendle. Policy also seeks to secure contribution to flood infrastructure where required ensuring that development does not adversely affect this objective (and contributes positively to its achievement). Spatial policies direct development towards existing settlements. Whilst this helps to safeguard undeveloped areas from encroachment, urban areas are themselves subject to flood risk from multiple sources and as such proposal could face flooding constraints. The SFRA assesses proposed allocations for their flood risk and recommends mitigation measures to address issues where identified. Taking the above into account, the strategic policies of the plan act together and on a cumulative basis to help reduce the risk of flooding, particularly as a result of the plan's proposals. Overall the strategic policies of the plan are assessed to have minor positive effects for this objective both synergistically and cumulatively.</p> <p>Term</p> <p>Permanent positive effects from adoption. The magnitude of these effects is likely to increase over the plan period as development proposals come forward in response to and in accordance with its policies.</p> <p>Mitigation</p> <p>Siting of development. Land uses. Adopting SUDS measures in accordance with policy.</p> <p>Assumptions</p> <p>Findings of the SFRA relating to flood risk within Pendle are accurate and that mitigation measures are effective in addressing flood risk as necessary.</p> <p>Uncertainties</p> <p>Climate change results in unexpected changes to flood risk patterns in Pendle. Effectiveness of drainage measures in managing surface water flow (low risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
9. To improve air quality.	0	+	+	0	+/-	+	+	+	0	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The strategic policies of the plan work positively to promote air quality, directing development to the most sustainable and accessible locations within settlement boundaries of the Borough where services and accessibility is generally of the greatest quality and capacity, and is more accessible to residents broadening travel options available and reducing the need to travel. Policy seeks contributions toward sustainable forms of transport where this is required. The policies actively work to ensure that new development does not contribute to problems in air quality with improvements brought about to existing levels by new development helping to achieve targets for continued reduction in the emission of harmful and toxic gases. Environmental policies seek to safeguard the borough's natural assets which contribute positively air quality. Policy seeking to ensure that health and wellbeing is safeguarded through development proposals could also benefit air quality where relevant to the proposal. Overall the strategic policies of the plan are assessed to have minor positive effects for this objective both synergistically and cumulatively.</p> <p><u>Term</u></p> <p>Short-medium term benefit during travel plan monitoring years and during years where public transport travel may be supported by development. Longer term effects more uncertain and depend on site specifics.</p> <p><u>Mitigation</u></p> <p>Travel vouchers. Bike Storage. Electric charging points, car sharing.</p> <p><u>Assumptions</u></p> <p>It is assumed that air quality and sustainable travel have been duly considered through the development management process.</p> <p><u>Uncertainties</u></p> <p>Securing daily and regular use. Location, type and scale of development proposed. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	+	+	+/-	++	++	+	?	+	+	+	<p>Likely Significant Effects</p> <p>The strategic policies of the plan work positively to minimise greenhouse gas emissions by directing development to the most sustainable and accessible locations of the borough where services and accessibility is generally of the greatest quality and capacity, and is more accessible to residents broadening travel options available and reducing the need to travel. The policies promote technical standards to reduce greenhouse gas emissions and increase the efficiency of proposals that come forward during the plan period. The policies promote resilience of development and the borough to climate change, safeguarding and where possible restoring the natural environment which helps to soften its effects and secure responses in the design of development proposals which respond to climate change events in the interest of community safety. Some uncertainty is highlighted for strategic policy related to the historic environment on the achievement of this objective. This notes the sensitivity of such environments to change and their compatibility with measures to reduce greenhouse gas emissions. On a borough wide basis the wider effects of this policy for this objective is likely to be relatively minor.</p> <p>Term</p> <p>Likely positive effects across the plan period. This is likely to be more significantly later in the plan period as development comes forward in accordance with the plan.</p> <p>Mitigation</p> <p>Travel vouchers. Bike Storage. Electric charging points, car sharing. Energy efficiency standards. Renewables. Measures to reduce the usage of natural resources.</p> <p>Assumptions</p> <p>Mitigation measures are practicable and viable.</p> <p>Uncertainties</p> <p>Securing daily and regular use. Location, type and scale of development proposed. Climate change effects. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	0	0	~	0	++	~	~	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The direction of development to the borough's large settlements will help to safeguard those areas identified for mineral extraction or of importance for minerals. The reuse of developed land and existing buildings as promoted by these policies promotes the sustainable use of materials also supporting this objective helping to protect natural resources. Whilst many of the strategic policies of the plan have a limited or neutral effect on this objective, overall a positive synergistic and cumulative effect is assessed. It should be noted that the Joint Lancashire Minerals and Waste Plan provides the strategic context for minerals and waste planning in Pendle with the policies of the Local Plan having linked effects.</p> <p><u>Term</u></p> <p>Likely positive effects across the plan period. This is likely to be more significantly later in the plan period as development comes forward in accordance with the plan.</p> <p><u>Mitigation</u></p> <p>Assessment of material usage and location of development and its effects on the borough's natural resources to be assessed at the development management stage. Allocated sites should avoid parts of the borough which would result in a loss or prejudice sustainable mineral extraction. LCC to be consulted in its role as minerals and waste authority on the plan's role and response in addressing these issues and support it provides to the adopted minerals and waste plan.</p> <p><u>Assumptions</u></p> <p>There is sufficient capacity and scope for mineral extraction to meet requirements over the plan period.</p> <p><u>Uncertainties</u></p> <p>None evident. Low risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	0	0	+	+	+	+	++	+	+	+	+	<p>Likely Significant Effects</p> <p>The strategic policies of the plan actively work to safeguard sensitive environments, wildlife and habitats from loss or degradation. This is achieved through the adoption of the ecological hierarchy set out in Policy SP08 together with wider linkages which promote biodiversity and new habitats, the enhancement of the borough's green infrastructure network, protection for the borough's quality landscapes, including the South Pennines SSSI, and enhancements sought to quality, quantity and access to open space. The direction of development to the borough's larger settlements also helps to protect the natural environment located outside of these areas. A neutral effect is however assessed for the spatial strategy for this objective, noting that the approach could pressure wildlife and natural features found within urban areas if not managed and addressed carefully. Notwithstanding this, the plan's strategic policies in relation to this objective are assessed to have cumulative and synergistic positive effects overall.</p> <p>Term</p> <p>The strategic policies of the plan are likely to benefit ecological objectives across the plan period due to the immediate effect policy requirements will have on the location, use and type of development coming forward. The greatest level of benefit is likely to be in the medium to longer term as proposals affected by are delivered and ecological measures implemented.</p> <p>Mitigation</p> <p>New habitat areas, landscaped areas, open space, SuDs, Habitat features and safeguarding areas in new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success of new habitats. Location, degree, timing and type of new development. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	?	?	?	0	+	~	+	++	?	?	~	<p><u>Likely Significant Effects</u></p> <p>There is a level of uncertainty assessed about the effects of strategic policy on this objective. This reflects the geographical spread and quantum of heritage assets found across the borough and their variety in terms of their significance. Therefore, it is unclear what overall effect the spatial strategy would have for the historic environment, though site selection has considered the historic environment at a high level and the effects of proposals on the historic environment is to be confirmed through the Heritage Impact Assessment (SA to be updated as necessary following the conclusions of this report). Wider positive effects are assessed where policies help to improve urban quality, retain and restore the natural and built environment of Pendle. The cumulative and synergistic effects of the plan, whilst uncertain at adoption, are likely to be positive over the plan period, as policies of the plan are implemented through the decision making process.</p> <p><u>Term</u></p> <p>Initial uncertainty is likely to reduce as the effects of proposed allocations on the historic environment are confirmed. Wider positive effects for the historic environment are likely as proposals are assessed on a piecemeal basis for their conformity with policy which seeks to conserve the historic environment.</p> <p><u>Mitigation</u></p> <p>Implementation of design and heritage policy to secure the conservation and where possible enhancement of the historical environment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scale, type and location of development over the plan period. Low risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	SP01	SP02	SP03	SP04	SP05	SP06	SP07	SP08	SP09	SP10	SP11	SP12	Commentary on Cumulative/Synergistic effects
14. To conserve and enhance landscape character and townscapes.	+	+	+	?	++	+	+	++	++	+	?	~	<p><u>Likely Significant Effects</u></p> <p>The spatial approach directs development to the existing built up areas of the borough, with development focussed to the main towns of Pendle and distributed proportionately according to the size, role and sustainability of that location. The approach of the policy will help to conserve the character and quality of Pendle's natural landscape. The policies should benefit landscape and townscape, safeguarding natural resources from development, whilst encouraging reinvestment of urban areas likely beneficial to townscape and the urban environment especially where this leads to the reuse and regeneration of vacant and derelict buildings and/or land. The policies will make a positive contribution to the achievement of this objective, and play a key role at a strategic level of implementing this objective. Overall cumulative and synergistic positive effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent positive effects in the medium to longer term as the policy is implemented and development affected by the policies of the Local Plan come forward.</p> <p><u>Mitigation</u></p> <p>Design measures as set out in policy. Locational requirements for development by scale, type and form.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Location, type, scale and form of development. Viability to develop in urban areas. Potential effects of directing retail proposals to town centres and the heritage found within. Medium-High risk.</p>

Appendix 4: Assessment of Plan Themes

Environmental Policies

Summary

The Environmental policies of the Local Plan have positive to significant positive effects for environmental objectives, particularly those relating to ecology, heritage, landscape, flood risk, and climate change. The policies work to ensure that developments brought forward over the plan period respond in a meaningful and positive way to environmental issues to ensure that the effects of development on the environment are minimised as far as possible and that development that does come forward is sustainable and makes a net contribution to the environment in accordance with the NPPF. The environmental policies seek to ensure that the value and contribution made by natural features to ecology, managing flood risk, water and air quality and addressing climate change is understood by applicants, and incorporated as possible into the scheme's design. The policies seek to ensure that development activities, including their construction, do not adversely affect wider environmental quality and integrity. The policies seek to optimise developments to protect and secure net gains for the environment by way of the delivery and management of new habitat, and connectivity to existing habitats.

The environmental policies of the plan help to direct and control the forms, scale, and type of development in specific locations of the Borough which are considered to be more sensitive. This means that development brought forward in these locations is more appropriate to existing conditions and safeguards these areas for future generations and nature. It also means that a sustainable pattern of development is provided (responsive to strategic policy) ensuring that investment is directed to those parts of the Borough which are most accessible and have the infrastructure capacity to sufficiently accommodate new development. This approach also supports investment in existing centres which are in need of regeneration tackling social deprivation, offering access to local jobs, and making use of existing developed land as far as possible.

The Environmental policies of the plan do act to constraint development in certain parts of the borough (some to a greater degree than others) and as such some policies are assessed to score negatively in this respect. However current commitments, allocated sites, and the scope for windfall development at suitable locations elsewhere in the Borough is considered to provide more than enough capacity and opportunity for identified needs to be met in full.

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+/-	-	~	-	~	0	0	0	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to safeguard and enhance the borough's natural and built environment. Whilst the effect of these policies will help maintain and improve the physical environment and attractiveness of the borough, elements also serve to constrain the delivery of housing in specific circumstances where housing would not be suitable owing to environmental constraints or spatial planning reasons. Many of the policies of this section of the plan have a neutral or negligible affect owing to the limited connection between these policies and this SA objective, however where an effect is identified then that effect is likely to be negative noting the constraining effect highlighted. Overall therefore the cumulative and synergistic effects of the environmental policies of the Local Plan are neutral to minor adverse. Mitigation measures, such as the specific allocation of sites however should ensure any adverse effects are minimised.</p> <p>Term</p> <p>Neutral to adverse effects experienced over the plan period, however this should be closer to neutral with the delivery of site allocations.</p> <p>Mitigation</p> <p>Specific allocations identified through the plan to help meet needs in full.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Viability across much of the borough is low reducing the plan's effectiveness in responding to affordable housing needs. Viability and site specific constraints/considerations may affect the size and type of homes provided (medium risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+/-	-	+	-	~	0	0	0	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to safeguard and enhance the borough's natural and built environment. Whilst the effect of these policies will help maintain and improve the physical environment and attractiveness of the borough, elements may also serve to constrain the delivery of employment related development in specific circumstances where specific forms of economic development would not be suitable owing to environmental constraints or spatial planning reasons (although policies do support limited economic development in rural areas). Many of the policies of this section of the plan have a neutral or negligible affect owing to the limited connection between these policies and this SA objective. For this objective the overall cumulative and synergistic effects of the environmental policies of the Local Plan are balanced resulting in neutral effects. Mitigation measures, such as the specific allocation of sites however should ensure any adverse effects are minimised and gives greater confidence of this conclusion.</p> <p>Term</p> <p>Neutral effects experienced over the plan period with greater certainty of neutral effects with the delivery of site allocations.</p> <p>Mitigation</p> <p>Specific allocations identified through the plan to help meet needs in full. The site protects and enables the redevelopment of protected employment sites which fulfil an important role in meeting the identified employment needs of the borough.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Site specific constraints/considerations may affect scope for economic development in specific instances (low risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+/-	+/-	+	+/-	+	+	+	0	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to safeguard and enhance the borough's natural and built environment. The overall effect of these policies is to help maintain and improve the physical environment and attractiveness of the borough, improving its quality helping to address deprivation levels. The approach of policy will benefit the regeneration of the borough. Whilst policies are restrictive in some cases, specific site allocations made by the plan, and the scope and support provided towards windfall investment particularly within the settlement boundary, and where suitable in the urban area, will secure net benefits for this objective.</p> <p>Term</p> <p>Net benefits over the plan period, particularly in the medium and longer term with the delivery of site allocations and wider investment through windfall development.</p> <p>Mitigation</p> <p>Specific allocations identified through the plan to help meet needs in full. The site protects and enables the redevelopment of protected employment sites which fulfil an important role in meeting the identified employment needs of the borough.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Site specific constraints/considerations may affect scope for economic development in specific instances (low risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	+	+/-	+/-	+	++	+	+	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to safeguard and enhance the borough's natural and built environment. The overall effect of these policies is to help maintain and improve the physical environment and attractiveness of the borough, improving its quality safeguarding recreational and community value. The approach of policies will help to direct investment to the borough's towns aiding their regeneration. Whilst policies are restrictive in some cases, specific site allocations made by the plan, and the scope and support provided towards windfall investment particularly within the settlement boundary, and where suitable in the urban area, will secure net benefits for this objective.</p> <p>Term</p> <p>Net benefits over the plan period, particularly in the medium and longer term with the delivery of site allocations and wider investment through windfall development.</p> <p>Mitigation</p> <p>Specific allocations identified through the plan to help meet needs in full. The site protects and enables the redevelopment of protected employment sites which fulfil an important role in meeting the identified employment needs of the borough.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Site specific constraints/considerations may affect scope for economic development in specific instances (low risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	~	~	~	+	+	~	+	<p>Likely Significant Effects</p> <p>The environmental policies of the plan have limited connection to this SA Objective. Where there is a connection it is assessed as being positive. The environmental policies serve to restrict the forms, scale and type of development taking place in certain parts of the borough – in general these areas a less sustainable or well served by infrastructure, thereby helping to implement the Local Plan spatial strategy. Policies also encourage active travel in the design of proposals and encourage the enhancement and expansion of the recreational network increasing access to leisure and promoting walking and cycling as an activity and as a means to access services and employment. Overall both cumulatively and synergistically, the policies secure minor positive effects for this SA objective.</p> <p>Term</p> <p>Permanent positive effects over the plan period.</p> <p>Mitigation</p> <p>Allocation of Sites to meet identified needs in sustainable locations with the infrastructure necessary to promote the use of non-car modes to travel. Implementation of land use policy re: protected employment land and town centres. Implementation of policy measures to promote walking and cycling through the design and layout of proposals.</p> <p>Assumptions</p> <p>Promoted sites have readily available means of reducing the reliance on cars, and viable with measures to do so.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. There is a risk of unplanned development should allocated and committed sites not come forward as anticipated which could harm this objective. Low risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
6. To encourage the efficient use of land and conserve and enhance soils.	+	+	+	0	+	+	+	+	<p>Likely Significant Effects</p> <p>The environmental policies of the plan support the achievement of this objective due to their constraining effect on development helping to direct this investment to the towns and villages of Pendle. The policies seek to ensure that land/floorspace within proposals is used effectively. This includes making effective use of the pre-development natural assets, as well as the development proposals themselves to make the most of opportunities of the proposal site to address climate change, flood risk and surface water drainage, reduce the use of water, and respond to requirements for biodiversity net gain. The design policy supports higher density development where consistent with the wider built character and where accessible to sustainable modes of transport. The policies therefore assist in both cumulative and synergistic terms, the achievement of this SA objective.</p> <p>Term</p> <p>Likely permanent positive effects experienced over the plan period.</p> <p>Mitigation</p> <p>Proposals should take into account policy requirements early on in the design process to ensure a comprehensively planned development which is responsive to the Local Plan. The Council encourages applicants to use the pre-application advice service.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Viability pressures may affect the scope for proposals to respond to policy requirements requiring a balancing exercise to be adopted by the decision maker (Medium risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
7. To conserve and enhance water quality and resources.	+	++	~	0	+	+	+	+	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to protect specific sensitive parts of the Borough which may be important for water quality and supply from harm or loss to inappropriate forms or types of development. The requirements to avoid, mitigate and enhance, will help secure positive responses from development toward the achievement of this objective over the plan period. Policies also seek to ensure that the environment is safeguarded from the effects of development either by way of its construction and operation, preventing the pollution and degradation of habitats. Policies also seek to ensure that developments are designed and constructed efficiently, making best use of land, with sustainable construction standards are implemented which collect and reuse rainwater in an effort to make efficient use of water resources in effort to reduce the amount of rainwater new development uses. The approach of policy to focus development towards urban areas, promotion reuse and renewal will help encourage sustainable construction standards in older parts of the Borough's built environment, further supporting the achievement of this objective. Overall the policies are considered to have both cumulative and synergistic positive effects for this objective.</p> <p>Term</p> <p>Likely positive effects to be felt in the longer term as the policy is implemented at a site level and has cumulative effects.</p> <p>Mitigation</p> <p>Locational, scale, type, form, and layout of development. Investment in specific infrastructure to maintain and enhance water quality where required and justified.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Planned programme timescale slip and not delivered to meet the needs of committed development. Little scope exists in feasibility, capacity or viability to implement policy requirements on a site level. Low-medium risk.</p>

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SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	++	++	~	+	+	+	+	+	<p>Likely Significant Effects</p> <p>Where relevant, policies have a positive effect on this objective by safeguarding undeveloped and sensitive land and natural features which may also play a key role in contributing to the natural flood defences of the Borough. The policies also seek to ensure that flood risk, accounting for climate change, is properly planned and integrated into the design of developments, prioritising the use of SUDs, ensuring that development does not result in increased risk of flooding and making best use of land and natural assets. Taking the above into account the environmental policies of the plan are found to have positive effects for this objective both on a cumulative and synergistic basis.</p> <p>Term Permanent positive effect.</p> <p>Mitigation Location, scale, form and layout of development. Adoption of the SUDs hierarchy. Avoidance of Flood Zone 2/3 for development. Sufficient on-site storage and means to adopt greenfield runoff/betterment.</p> <p>Assumptions None</p> <p>Uncertainties Subject to site specific modelling. Scope and viability of measures. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
9. To improve air quality.	++	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The policies help to guide development based on their type, form and location with certain forms of development restricted or even resisted in certain circumstances. This assists with reducing reliance on cars in accessing daily essential services, shops and sources of employment and works with the spatial approach to focus development in the main settlements. Design policy and Climate Change policy also work together to reduce emissions in new development by focussing on sustainable modes of transport in the detailed design, layout and uses, and promoting the delivery of enhanced energy and resource efficiency in the construction and operation of new development. The policies also work to ensure that natural features within the borough which contribute positively to air quality are retained and where possible enhanced. The range of benefits provided by this policy approach varies from the site level to borough wide level, and supports the achievement of wider policy objectives such as enhancing biodiversity. The policies therefore contribute effectively to reducing emissions caused by development delivered in the Borough helping improve air quality with objectives over the remainder of the plan period. The policies are assessing to have cumulative and synergistic benefits for this SA objective.</p> <p>Term</p> <p>Effects likely to be most significant in the longer term once developments come forward in response to this policy and post occupation.</p> <p>Mitigation</p> <p>Travel vouchers. Bike Storage. Electric charging points, car sharing. Renewable energy. Scaling of development and sustainable locations.</p> <p>Assumptions</p> <p>It is assumed that air quality and sustainable travel have been duly considered through the development management process.</p> <p>Uncertainties</p> <p>Securing daily and regular use. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	++	++	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The policies work to help direct new development depending on the type, scale and location of the proposal. This helps to restrict development in locations which are of limited accessibility and served by insufficient infrastructure, and helps to support the delivery of a sustainable pattern of development crucial in promoting sustainable lifestyles and practices. This approach therefore aids the achievement of this objective by reducing the need to travel or promoting multipurpose trips. Design policy and Climate Change policy also work together to reduce emissions, encouraging the adoption of on-site renewable energy generation, energy saving materials in new development as key areas of focus during the detailed design stage. The policies will contribute to efforts made by the Council to ensure that greenhouse gas emissions continue to fall over the plan period in response to the declaration of a climate emergency. The policies also seek to protect the borough's natural assets which help to absorb carbon emissions and help to mitigate the effects of climate change providing for resilient communities. The policies therefore fulfil an important role for the achievement of this SA objective with positive cumulative and synergistic effects assessed.</p> <p>Term</p> <p>Effects likely to be most significant in the longer term once developments come forward in response to this policy and post occupation.</p> <p>Mitigation</p> <p>Travel vouchers. Bike Storage. Electric charging points, car sharing. Renewable energy. Energy efficiency adaptations such as cavity insulation, water efficiency etc, Scaling of development appropriate to their locations. Application of policy requirements to limit certain forms of development in parts of the borough.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Securing daily and regular use of public transport and pedestrian/cycling facilities. Feasibility and viability of sustainability measures. medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	~	+/-	~	+	+	~	+	<p>Likely Significant Effects</p> <p>Where policies have an effect, a positive contribution is made towards this objective. This is largely a result of the direction made by the policies to the location, scale, type and form of development which protects and limits the amount of development which could take place on greenfield sites and safeguards natural resources found in these locations. Design and climate change policies ensure that attention is given to waste and the reuse of materials during the construction process and from occupation and through the operation of a development contributing towards efforts to reduce the amount of waste produced within the Borough which ends up in landfill. Overall, broad synergistic and cumulative benefits are assessed for this SA objective.</p> <p>Term</p> <p>In spatial terms there is a positive effect of the Local Plan for this SA Objective from adoption. At a site level positive effects from the medium to long term as policies take effect on the form of development.</p> <p>Mitigation</p> <p>Location, type, scale and form of development. Use of sustainable materials. Consideration of storage and collection of waste. Construction Management Plan.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None. Low risk.</p>

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SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	++	+	?	++	++	++	++	++	<p>Likely Significant Effects</p> <p>The environmental policies of the Local Plan contribute significantly to this objective. This is achieved by ensuring that sensitive parts of the Borough are protected from unsuitable forms, types, and scale of development in line with national planning policy and according to their designation. Policies seek to ensure that environmental sensitivities are accounted for through the development process adopting an avoid, maintain, mitigate and enhance approach to ensure any harm to the existing environment is minimised, and that development achieves net gains for biodiversity in accordance with legislation. Policies seek to ensure that developers recognise the value and role that natural assets have, not just for wildlife, but also in responding to and addressing climate change, maintaining clear air and water, managing water flow, maintaining landscape quality and conserving the historic environment. Policies also seek to ensure that the environment is safeguarded from the effects of development either by way of its construction and operation, preventing the pollution and degradation of habitats. Overall, significant positive cumulative and synergistic effects are assessed for these policies for this SA objective.</p> <p>Term</p> <p>Spatially positive effects experienced from adoption of the Plan. On a site and locality level positive effects more likely in the medium to long term as policies take effect on the form of development delivered in the Borough, its effects on the environment, and as enhancement measures establish.</p> <p>Mitigation</p> <p>New habitat areas, landscaped areas, open space, SuDs, Habitat features and safeguarding areas in new buildings. Direction of development within the Borough. Protection of designated sites. Support to the implementation of the Strategic Biodiversity Network and enhancement the local Green Infrastructure Network.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success of new habitats. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	~	?	0	+	+	0	0	<p>Likely Significant Effects</p> <p>The environmental policies of the Local Plan generally contribute positively to the achievement of this objective. This is achieved by ensuring that sensitive parts of the Borough are protected from unsuitable forms, types, and scale of development retaining those features of particular value. That historical and environmental sensitivities are accounted for through the development process to ensure that these assets are conserved and where possible enhanced. There is some uncertainty is experienced as to how specific policies may affect historic environment such as those which seek to implement energy efficiency and promote renewables due to the sensitivity of these environments to change. The suitability of proposals affecting the historic environment will need to be assessed through the development management process, applying the policies of the plan, adopting the appropriate balancing exercise where this is necessary.</p> <p>Term</p> <p>Spatially positive effects experienced from adoption of the Plan. On a site and locality level positive effects more likely in the medium to long term as policies take effect on the form of development delivered in the Borough. This would be measures on a site by site basis.</p> <p>Mitigation</p> <p>Specific design responses may be required of proposals affecting the historic environment to be agreed with the relevant consultee and applicant.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The effects of a proposal on the historic environment is not likely to be known until the detailed design stage (medium risk).</p>

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SA Objective	Addressing the Climate Emergency			Promoting Biodiversity					Commentary on Cumulative/Synergistic effects
	DM01	DM02	DM03	DM04	DM05	DM06	DM07	DM08	
14. To conserve and enhance landscape character and townscapes.	+	+	?	0	+	++	++	++	<p>Likely Significant Effects</p> <p>The environmental policies of the Local Plan are considered to contribute significantly to this objective. This is achieved by ensuring that sensitive parts of the Borough are protected from unsuitable forms, types, and scale of development in line with the weight attracted towards landscape, townscape, setting form and character through the NPPF such as the approach to development located within the Green Belt, AONB local green spaces, and in valued landscapes. Policies also seek to ensure that environmental sensitivities are accounted for through the development process adopting an avoid, maintain, mitigate and enhance approach to ensure any harm to the existing environment is minimised, and development achieves net gains for the environment in line with the principles of sustainable development established for the planning system through the NPPF. Policies encourage developers to recognise the value and role that natural assets have, not just for wildlife, but also in responding to and addressing climate change, maintaining clear air and water, managing water flow, maintaining landscape quality and conserving the historic environment. This will help provide proposals which can integrate more effectively with their surrounds and soften their effects on the wider landscape/townscape. Policies seek to ensure that the environment is safeguarded from the effects of development either by way of its construction and operation, preventing the pollution and degradation of habitats. Overall, significant positive cumulative and synergistic effects are assessed for these policies for this SA objective.</p> <p>Term</p> <p>Spatially positive effects experienced from adoption of the Plan. On a site and locality level positive effects more likely in the medium to long term as policies take effect on the form of development delivered in the Borough, its effects on the environment, and as enhancement measures establish.</p> <p>Mitigation</p> <p>New habitat areas, landscaped areas, open space, SuDs, Habitat features and safeguarding areas in new buildings. Direction of development within the Borough. Amount, form, type and location of new development. Orientation, layout, form and design of new buildings and their interaction with surrounding areas.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success of new habitats. Viability and feasibility to adopt high quality design measures and responses to local/on-site constraints. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	?	0	0	0	?	0	+	~	?	0	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to safeguard and enhance the borough's natural and built environment. Whilst the effect of these policies will help maintain and improve the physical environment and attractiveness of the borough, elements also serve to constrain the delivery of housing in specific circumstances where housing would not be suitable owing to environmental constraints or spatial planning reasons. Many of the policies of this section of the plan have a neutral or negligible affect owing to the limited connection between these policies and this SA objective, however where an effect is identified then that effect is likely to be negative noting the constraining effect highlighted. Overall therefore the cumulative and synergistic effects of the environmental policies of the Local Plan are neutral to minor adverse. Mitigation measures, such as the specific allocation of sites however should ensure any adverse effects are minimised.</p> <p>Term</p> <p>Neutral to adverse effects experienced over the plan period, however this should be closer to neutral with the delivery of site allocations.</p> <p>Mitigation</p> <p>Specific allocations identified through the plan to help meet needs in full.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Viability across much of the borough is low reducing the plan's effectiveness in responding to affordable housing needs. Viability and site specific constraints/considerations may affect the size and type of homes provided (medium risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
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>Likely Significant Effects</p> <p>The environmental policies of the plan seek to safeguard and enhance the borough's natural and built environment. Whilst the effect of these policies will help maintain and improve the physical environment and attractiveness of the borough, elements may also serve to constrain the delivery of employment related development in specific circumstances where specific forms of economic development would not be suitable owing to environmental constraints or spatial planning reasons (although policies do support limited economic development in rural areas). Many of the policies of this section of the plan have a neutral or negligible affect owing to the limited connection between these policies and this SA objective. For this objective the overall cumulative and synergistic effects of the environmental policies of the Local Plan are balanced resulting in neutral effects. Mitigation measures, such as the specific allocation of sites however should ensure any adverse effects are minimised and gives greater confidence of this conclusion.</p> <p>Term</p> <p>Neutral effects experienced over the plan period with greater certainty of neutral effects with the delivery of site allocations.</p> <p>Mitigation</p> <p>Specific allocations identified through the plan to help meet needs in full. The site protects and enables the redevelopment of protected employment sites which fulfil an important role in meeting the identified employment needs of the borough.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Site specific constraints/considerations may affect scope for economic development in specific instances (low risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	+	+	+	+/-	+/-	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to safeguard and enhance the borough's natural and built environment. The overall effect of these policies is to help maintain and improve the physical environment and attractiveness of the borough, improving its quality helping to address deprivation levels. The approach of policy will benefit the regeneration of the borough. Whilst policies are restrictive in some cases, specific site allocations made by the plan, and the scope and support provided towards windfall investment particularly within the settlement boundary, and where suitable in the urban area, will secure net benefits for this objective.</p> <p>Term</p> <p>Net benefits over the plan period, particularly in the medium and longer term with the delivery of site allocations and wider investment through windfall development.</p> <p>Mitigation</p> <p>Specific allocations identified through the plan to help meet needs in full. The site protects and enables the redevelopment of protected employment sites which fulfil an important role in meeting the identified employment needs of the borough.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Site specific constraints/considerations may affect scope for economic development in specific instances (low risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	+	+	++	++	++	+	++	+	+	+	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to safeguard and enhance the borough's natural and built environment. The overall effect of these policies is to help maintain and improve the physical environment and attractiveness of the borough, improving its quality safeguarding recreational and community value. The approach of policies will help to direct investment to the borough's towns aiding their regeneration. Whilst policies are restrictive in some cases, specific site allocations made by the plan, and the scope and support provided towards windfall investment particularly within the settlement boundary, and where suitable in the urban area, will secure net benefits for this objective.</p> <p>Term</p> <p>Net benefits over the plan period, particularly in the medium and longer term with the delivery of site allocations and wider investment through windfall development.</p> <p>Mitigation</p> <p>Specific allocations identified through the plan to help meet needs in full. The site protects and enables the redevelopment of protected employment sites which fulfil an important role in meeting the identified employment needs of the borough.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Site specific constraints/considerations may affect scope for economic development in specific instances (low risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	~	+	+	+	0	~	+	~	~	+	<p>Likely Significant Effects</p> <p>The environmental policies of the plan have limited connection to this SA Objective. Where there is a connection it is assessed as being positive. The environmental policies serve to restrict the forms, scale and type of development taking place in certain parts of the borough – in general these areas a less sustainable or well served by infrastructure, thereby helping to implement the Local Plan spatial strategy. Policies also encourage active travel in the design of proposals and encourage the enhancement and expansion of the recreational network increasing access to leisure and promoting walking and cycling as an activity and as a means to access services and employment. Overall both cumulatively and synergistically, the policies secure minor positive effects for this SA objective.</p> <p>Term</p> <p>Permanent positive effects over the plan period.</p> <p>Mitigation</p> <p>Allocation of Sites to meet identified needs in sustainable locations with the infrastructure necessary to promote the use of non-car modes to travel. Implementation of land use policy re: protected employment land and town centres. Implementation of policy measures to promote walking and cycling through the design and layout of proposals.</p> <p>Assumptions</p> <p>Promoted sites have readily available means of reducing the reliance on cars, and viable with measures to do so.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. There is a risk of unplanned development should allocated and committed sites not come forward as anticipated which could harm this objective. Low risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
6. To encourage the efficient use of land and conserve and enhance soils.	++	?	+	0	+	+	++	+	~	?	?	<p>Likely Significant Effects</p> <p>The environmental policies of the plan support the achievement of this objective due to their constraining effect on development helping to direct this investment to the towns and villages of Pendle. The policies seek to ensure that land/floorspace within proposals is used effectively. This includes making effective use of the pre-development natural assets, as well as the development proposals themselves to make the most of opportunities of the proposal site to address climate change, flood risk and surface water drainage, reduce the use of water, and respond to requirements for biodiversity net gain. The design policy supports higher density development where consistent with the wider built character and where accessible to sustainable modes of transport. The policies therefore assist in both cumulative and synergistic terms, the achievement of this SA objective.</p> <p>Term</p> <p>Likely permanent positive effects experienced over the plan period.</p> <p>Mitigation</p> <p>Proposals should take into account policy requirements early on in the design process to ensure a comprehensively planned development which is responsive to the Local Plan. The Council encourages applicants to use the pre-application advice service.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Viability pressures may affect the scope for proposals to respond to policy requirements requiring a balancing exercise to be adopted by the decision maker (Medium risk).</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
7. To conserve and enhance water quality and resources.	0	+	+	+	+	+	+	++	~	~	+	<p>Likely Significant Effects</p> <p>The environmental policies of the plan seek to protect specific sensitive parts of the Borough which may be important for water quality and supply from harm or loss to inappropriate forms or types of development. The requirements to avoid, mitigate and enhance, will help secure positive responses from development toward the achievement of this objective over the plan period. Policies also seek to ensure that the environment is safeguarded from the effects of development either by way of its construction and operation, preventing the pollution and degradation of habitats. Policies also seek to ensure that developments are designed and constructed efficiently, making best use of land, with sustainable construction standards are implemented which collect and reuse rainwater in an effort to make efficient use of water resources in effort to reduce the amount of rainwater new development uses. The approach of policy to focus development towards urban areas, promotion reuse and renewal will help encourage sustainable construction standards in older parts of the Borough's built environment, further supporting the achievement of this objective. Overall the policies are considered to have both cumulative and synergistic positive effects for this objective.</p> <p>Term</p> <p>Likely positive effects to be felt in the longer term as the policy is implemented at a site level and has cumulative effects.</p> <p>Mitigation</p> <p>Locational, scale, type, form, and layout of development. Investment in specific infrastructure to maintain and enhance water quality where required and justified.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Planned programme timescale slip and not delivered to meet the needs of committed development. Little scope exists in feasibility, capacity or viability to implement policy requirements on a site level. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	+	+	+	~	~	++	+	~	~	0	<p>Likely Significant Effects</p> <p>Where relevant, policies have a positive effect on this objective by safeguarding undeveloped and sensitive land and natural features which may also play a key role in contributing to the natural flood defences of the Borough. The policies also seek to ensure that flood risk, accounting for climate change, is properly planned and integrated into the design of developments, prioritising the use of SUDs, ensuring that development does not result in increased risk of flooding and making best use of land and natural assets. Taking the above into account the environmental policies of the plan are found to have positive effects for this objective both on a cumulative and synergistic basis.</p> <p>Term Permanent positive effect.</p> <p>Mitigation Location, scale, form and layout of development. Adoption of the SUDs hierarchy. Avoidance of Flood Zone 2/3 for development. Sufficient on-site storage and means to adopt greenfield runoff/betterment.</p> <p>Assumptions None</p> <p>Uncertainties Subject to site specific modelling. Scope and viability of measures. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
9. To improve air quality.	+	+	+	+	+	+	~	+	~	~	+	<p>Likely Significant Effects</p> <p>The policies help to guide development based on their type, form and location with certain forms of development restricted or even resisted in certain circumstances. This assists with reducing reliance on cars in accessing daily essential services, shops and sources of employment and works with the spatial approach to focus development in the main settlements. Design policy and Climate Change policy also work together to reduce emissions in new development by focussing on sustainable modes of transport in the detailed design, layout and uses, and promoting the delivery of enhanced energy and resource efficiency in the construction and operation of new development. The policies also work to ensure that natural features within the borough which contribute positively to air quality are retained and where possible enhanced. The range of benefits provided by this policy approach varies from the site level to borough wide level, and supports the achievement of wider policy objectives such as enhancing biodiversity. The policies therefore contribute effectively to reducing emissions caused by development delivered in the Borough helping improve air quality with objectives over the remainder of the plan period. The policies are assessing to have cumulative and synergistic benefits for this SA objective.</p> <p>Term</p> <p>Effects likely to be most significant in the longer term once developments come forward in response to this policy and post occupation.</p> <p>Mitigation</p> <p>Travel vouchers. Bike Storage. Electric charging points, car sharing. Renewable energy. Scaling of development and sustainable locations.</p> <p>Assumptions</p> <p>It is assumed that air quality and sustainable travel have been duly considered through the development management process.</p> <p>Uncertainties</p> <p>Securing daily and regular use. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	+	+	+	+	++	+	~	?	0	<p>Likely Significant Effects</p> <p>The policies work to help direct new development depending on the type, scale and location of the proposal. This helps to restrict development in locations which are of limited accessibility and served by insufficient infrastructure, and helps to support the delivery of a sustainable pattern of development crucial in promoting sustainable lifestyles and practices. This approach therefore aids the achievement of this objective by reducing the need to travel or promoting multipurpose trips. Design policy and Climate Change policy also work together to reduce emissions, encouraging the adoption of on-site renewable energy generation, energy saving materials in new development as key areas of focus during the detailed design stage. The policies will contribute to efforts made by the Council to ensure that greenhouse gas emissions continue to fall over the plan period in response to the declaration of a climate emergency. The policies also seek to protect the borough's natural assets which help to absorb carbon emissions and help to mitigate the effects of climate change providing for resilient communities. The policies therefore fulfil an important role for the achievement of this SA objective with positive cumulative and synergistic effects assessed.</p> <p>Term</p> <p>Effects likely to be most significant in the longer term once developments come forward in response to this policy and post occupation.</p> <p>Mitigation</p> <p>Travel vouchers. Bike Storage. Electric charging points, car sharing. Renewable energy. Energy efficiency adaptations such as cavity insulation, water efficiency etc, Scaling of development appropriate to their locations. Application of policy requirements to limit certain forms of development in parts of the borough.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>Securing daily and regular use of public transport and pedestrian/cycling facilities. Feasibility and viability of sustainability measures. medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	+	+	0	~	+/-	++	++	~	~	~	<p><u>Likely Significant Effects</u></p> <p>Where policies have an effect, a positive contribution is made towards this objective. This is largely a result of the direction made by the policies to the location, scale, type and form of development which protects and limits the amount of development which could take place on greenfield sites and safeguards natural resources found in these locations. Design and climate change policies ensure that attention is given to waste and the reuse of materials during the construction process and from occupation and through the operation of a development contributing towards efforts to reduce the amount of waste produced within the Borough which ends up in landfill. Overall, broad synergistic and cumulative benefits are assessed for this SA objective.</p> <p><u>Term</u></p> <p>In spatial terms there is a positive effect of the Local Plan for this SA Objective from adoption. At a site level positive effects from the medium to long term as policies take effect on the form of development.</p> <p><u>Mitigation</u></p> <p>Location, type, scale and form of development. Use of sustainable materials. Consideration of storage and collection of waste. Construction Management Plan.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None. Low risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	++	++	+	+	+	+	+	~	~	+	<p>Likely Significant Effects</p> <p>The environmental policies of the Local Plan contribute significantly to this objective. This is achieved by ensuring that sensitive parts of the Borough are protected from unsuitable forms, types, and scale of development in line with national planning policy and according to their designation. Policies seek to ensure that environmental sensitivities are accounted for through the development process adopting an avoid, maintain, mitigate and enhance approach to ensure any harm to the existing environment is minimised, and that development achieves net gains for biodiversity in accordance with legislation. Policies seek to ensure that developers recognise the value and role that natural assets have, not just for wildlife, but also in responding to and addressing climate change, maintaining clear air and water, managing water flow, maintaining landscape quality and conserving the historic environment. Policies also seek to ensure that the environment is safeguarded from the effects of development either by way of its construction and operation, preventing the pollution and degradation of habitats. Overall, significant positive cumulative and synergistic effects are assessed for these policies for this SA objective.</p> <p>Term</p> <p>Spatially positive effects experienced from adoption of the Plan. On a site and locality level positive effects more likely in the medium to long term as policies take effect on the form of development delivered in the Borough, its effects on the environment, and as enhancement measures establish.</p> <p>Mitigation</p> <p>New habitat areas, landscaped areas, open space, SuDs, Habitat features and safeguarding areas in new buildings. Direction of development within the Borough. Protection of designated sites. Support to the implementation of the Strategic Biodiversity Network and enhancement the local Green Infrastructure Network.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success of new habitats. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Protecting Valued Landscapes				Safeguarding the Environment			Enhancing the Built Environment				Commentary on Cumulative/Synergistic effects
	DM09	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	+	+	+	~	+/-	~	+	+	++	++	<p>Likely Significant Effects</p> <p>The environmental policies of the Local Plan generally contribute positively to the achievement of this objective. This is achieved by ensuring that sensitive parts of the Borough are protected from unsuitable forms, types, and scale of development retaining those features of particular value. That historical and environmental sensitivities are accounted for through the development process to ensure that these assets are conserved and where possible enhanced. There is some uncertainty experienced as to how specific policies may affect historic environment such as those which seek to implement energy efficiency and promote renewables due to the sensitivity of these environments to change. The suitability of proposals affecting the historic environment will need to be assessed through the development management process, applying the policies of the plan, adopting the appropriate balancing exercise where this is necessary.</p> <p>Term</p> <p>Spatially positive effects experienced from adoption of the Plan. On a site and locality level positive effects more likely in the medium to long term as policies take effect on the form of development delivered in the Borough. This would be measures on a site by site basis.</p> <p>Mitigation</p> <p>Specific design responses may be required of proposals affecting the historic environment to be agreed with the relevant consultee and applicant.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The effects of a proposal on the historic environment is not likely to be known until the detailed design stage (medium risk).</p>

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14. To conserve and enhance landscape character and townscapes.	+	++	++	+	+	+/-	+	+	+	+	++	<p>Likely Significant Effects</p> <p>The environmental policies of the Local Plan are considered to contribute significantly to this objective. This is achieved by ensuring that sensitive parts of the Borough are protected from unsuitable forms, types, and scale of development in line with the weight attracted towards landscape, townscape, setting form and character through the NPPF such as the approach to development located within the Green Belt, AONB local green spaces, and in valued landscapes. Policies also seek to ensure that environmental sensitivities are accounted for through the development process adopting an avoid, maintain, mitigate and enhance approach to ensure any harm to the existing environment is minimised, and development achieves net gains for the environment in line with the principles of sustainable development established for the planning system through the NPPF. Policies encourage developers to recognise the value and role that natural assets have, not just for wildlife, but also in responding to and addressing climate change, maintaining clear air and water, managing water flow, maintaining landscape quality and conserving the historic environment. This will help provide proposals which can integrate more effectively with their surrounds and soften their effects on the wider landscape/townscape. Policies seek to ensure that the environment is safeguarded from the effects of development either by way of its construction and operation, preventing the pollution and degradation of habitats. Overall, significant positive cumulative and synergistic effects are assessed for these policies for this SA objective.</p> <p>Term</p> <p>Spatially positive effects experienced from adoption of the Plan. On a site and locality level positive effects more likely in the medium to long term as policies take effect on the form of development delivered in the Borough, its effects on the environment, and as enhancement measures establish.</p> <p>Mitigation</p> <p>New habitat areas, landscaped areas, open space, SuDs, Habitat features and safeguarding areas in new buildings. Direction of development within the Borough. Amount, form, type and location of new development. Orientation, layout, form and design of new buildings and their interaction with surrounding areas.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success of new habitats. Viability and feasibility to adopt high quality design measures and responses to local/on-site constraints. Low-medium risk.</p>
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Appendix 4: Assessment of Plan Themes

Social Policies

Summary

The policies of this section of the Local Plan have positive cumulative and synergistic effects for social and economic SA objectives. This arises from the increased quality and mix of housing provided by and enabled through the policies of the plan. This in turn enhances health and wellbeing providing stock in a good condition and reducing the potential for homelessness and overcrowded homes helping to tackle levels of deprivation evidenced in the Borough and provide for a supply of increased diversity in response to the wide ranging needs of the community. The degree of this positive effect is reduced by the proposal for the housing requirement of 140dpa where this is evidence to suggest that the requirement will not meet the demographic needs of the authority. Further review on demographic data releases may be required to ensure that the proposal does not result in unsustainable demographic pressures.

The development of housing will support the economy directly and indirectly with construction jobs, contributions made to the economy by residents and enabling a greater sized workforce locally. The development of new homes gives rise to the opportunity to redevelop and reinvest in deprived areas and kick start wider regeneration with transformative effects for the wider locality (i.e. as experienced with the redevelopment of Brierfield Mill). Again the beneficial effects of the policies are limited due to the observed limited jobs growth supported by the housing requirement (below projected and committed growth levels) and the assessed harm for the borough's town centres. Policies seek to promote and protect community health and wellbeing, ensuring that new development does not harm the amenity of existing residents and instead can be considered to contribute positively. Policies seek to promote the development of community related infrastructure in an effort to tackle levels of deprivation and promote stronger levels of community engagement.

The policies of this section of the plan generally have a positive or neutral effect for environmental objectives. This is due to the fact that housing needs can generally be accommodated on previously developed land within/closely related to existing settlements. The site selection process has sought to identify those sites considered to have the most limited effect on environmental objectives when balanced against wider spatial priorities. Site specific policy requirements and wider policies of the local plan seek to ensure that any adverse effects caused by development on the environment is fully appraised, accounted for and minimised through the development process, adopting an avoid, manage, mitigate and enhance approach. The approach of the plan supports efforts to promote the effective use of land and existing infrastructure, providing an alignment of land uses which reduces the need to travel. This supports sustainable transport, air quality and climate change objectives. Policies promoting health and wellbeing and access to recreation also benefits the environment, including landscape, as proposals are required to protect and promote these matters through their development proposals.

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	

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1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	-	+	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The policies generally work positively to support the delivery of housing and meet the needs of the community and thus complement existing policy. The policies provide certainty as to where housing is acceptable and where it is not acceptable aligning to the spatial strategy, providing specific or general development opportunities and ensuring that a diversity of housing stock is provided in support of targets and objectives, and responsive to the needs set out in supporting evidence. Policy also acts to ensure that new development is supported by sufficient infrastructure. The housing requirement reflects the SM. Analysis within the HEDNA shows that this requirement is likely to low to support future demographic growth as evidenced by the Census and as such may lead to unsustainable changes to the demographic profile of the Borough. There remains uncertainty as to the actual effects of the proposal and as such it is recommended that the demographic requirements of the borough are monitored for future changes to understand if (with more accurate data) the housing requirement should be reviewed. Latter policies within the section have limited relevance to this SA objective and are assessed to have a largely negligible effect.</p> <p>Term</p> <p>Overall likely positive effects over the plan period from adoption.</p> <p>Mitigation</p> <p>The HEDNA recommends that the Council obtain updates to demographic information as possible over the plan period. The Council should commit to review the Local Plan should projections confirm the growth in population alluded to by the Census results. Implement of the presumption in favour of sustainable development where proposals meet plan requirements regardless of whether housing 'targets' have been achieved or not.</p> <p>Implementation of wider policy to ensure that the types and size of homes provided are consistent with identified needs.</p> <p>Contributions secured through s.106 agreements.</p> <p>Implementation of policy requirements to secure housing mix responsive to need.</p> <p>Assumptions</p> <p>Affordable housing is delivered in accordance with policy. Infrastructure requirements meets CIL tests. Low viability limits the positive effect that the Local Plan has for this objective.</p>
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Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
												<p><u>Uncertainties</u></p> <p>Needs alter through the plan period. The market alters through the plan period changing the feasibility to meet obligation requirements. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	+	+	0	0	+	+	+	~	+	<p><u>Likely Significant Effects</u></p> <p>The policies generally deliver positive effects towards this objective. The policies will help secure the housing needs of the borough required to provide homes which meets the needs of the community, including securing the right type and mix of homes. The policies help to tackle deprivation and secure improvements to the quality of homes available in the borough. The proposed approach will not support projected the delivery of projected job growth in full, supporting a smaller level of jobs growth. Economic investment in the borough is likely however to take place at committed sites, and tackling unemployment, outward commuting and low economic activity rates will help deliver this economic need above that provided by the housing requirement. A negative effect is recorded although the adverse effect is limited and does not outweigh the wider economic benefits brought by this chapter. Latter policies within the section have limited relevance to this SA objective and are assessed to have a largely negligible effect.</p> <p><u>Term</u></p> <p>Positive effects in the medium and longer term as policies take effect following adoption.</p> <p><u>Mitigation</u></p> <p>The adoption of a positive approach to decision making for development which accords with the Local Plan.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Needs alter through the plan period. The market alters through the plan period changing the feasibility to meet obligation requirements. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
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 policies work collectively and synergistically to promote the regeneration of existing urban areas within settlement boundaries, both complementing and assisting with the delivery of adopted strategic policy, development targets and objectives. This is achieved through the allocation of land for housing, and the adoption of guidelines and standards which aim to protect and enhance the urban environment and the communities located within. The guidance provided provides clarity for developers and helps to protect existing communities from harm as a result of proposals. Mixed effects are assessed for the housing requirement noting the limited support this provides to the economic growth potential of the borough.</p> <p><u>Term</u></p> <p>Likely significant positive effects over the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>Monies/direct infrastructure gained through new development. Planning obligation agreements to secure required housing mix. Implementation of design policies, and design codes as relevant.</p> <p><u>Assumptions</u></p> <p>Development comes forward in accordance with the development plan. Large scale infrastructure may be also reliant on third party funding/implementation. Requirement for multi-agency working/collaboration.</p> <p><u>Uncertainties</u></p> <p>Finance – Viability/Funding. Timescales. Subject to negotiation. Reliance on third parties. Unplanned development resulting in increased/redirected infrastructure needs. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
4. To improve the health and wellbeing of those living and working in the Pendle area.	+/-	++	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The policies support this objective by increasing the availability and accessibility of new and high quality housing stock. Policies ensure that new homes are of the right type and location to meet needs, sufficiently sized for their requirements, are adaptable to meet their specific needs, are affordable, and accessible to existing services and facilities, with on-site open space provision and is connected to footpath and cycling networks. All are important in promoting the health and wellbeing of residents within the Borough. The guidance provided provides clarity for developers and helps to protect existing communities from harm as a result of proposals. The policies seek to ensure that the needs of the community are considered through the planning process. Mixed effects are noted for the housing requirement taking into account the finding that this need can be accommodated within settlement boundaries, thereby helping to safeguard the open countryside from development and the role this has in supporting the health and wellbeing of residents, balanced against the potential harm caused by the policy should new homes be insufficient in amount to meet the demographic needs of the borough and the role the housing requirement may fulfil in limiting the economic potential of the borough and access to jobs. Overall the policies of this section of the plan are assessed to have a cumulative and synergistic positive effect for this objective.</p> <p>Term</p> <p>Permanent positive effects from adoption. Likely to increase overtime as new builds come forward in line with policy.</p> <p>Mitigation</p> <p>Alterations to technical details, design, type, or overall capacity sought may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Finance – Viability/Funding. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	?	0	0	0	0	0	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The policies have a neutral to positive effect for this objective. The requirement for new homes is largely to be satisfied on sites within settlement boundaries, with additional opportunities provided by windfall sites approved in accordance with the plan's wider policies. Sites are allocated to meet residual housing needs applying the spatial strategy. The policies therefore help to direct development in accordance with the spatial strategy and promote sustainable travel and the alignment of growth with infrastructure. Wider housing policies of the plan relate to the type of development sought with limited bearing on sustainable transport issues. The latter policies of this section of the plan seek to support community service provision, reducing the need to travel, and ensure that highway requirements, such as parking and the promotion of walking and cycling are taken into account and secured as appropriate through the development management process.</p> <p><u>Term</u></p> <p>Neutral or minor positive effect over the plan period with adoption of site allocations and application of wider policies of the plan.</p> <p><u>Mitigation</u></p> <p>Allocation of Sites to meet identified needs in sustainable locations with the infrastructure necessary to promote the use of non-car modes to travel. Implementation of DM policies. Travel Plan measures. Provision of walking and cycling infrastructure.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Technology changes. The severity of climate change and impact this has on planning and infrastructure requirements. Viability and feasibility to meet policy requirement on a site level. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
6. To encourage the efficient use of land and conserve and enhance soils.	++	+	+	+	+	+	+	0	0	~	+	<p><u>Likely Significant Effects</u></p> <p>The policies have a generally positive effect for this objective. The requirement for new homes is largely satisfied on sites within settlement boundaries, with additional opportunities provided by windfall sites approved in accordance with the plan's wider policies (including those in this section). The policies therefore help to direct development in accordance with the spatial strategy and promote sustainable travel and the alignment of growth with infrastructure. Policies also seek to ensure that land is used effectively, either by way of their density, or ensuring that proposals are designed holistically with integrated drainage, open space, and biodiversity features. Latter policies within the section have a limited relevance to SA objective, and are generally concluded to have a neutral or negligible effect.</p> <p><u>Term</u></p> <p>Neutral or minor positive effect over the plan period with adoption of site allocations and application of wider policies of the plan.</p> <p><u>Mitigation</u></p> <p>In line with design policy, developments should make effective use of land, responding accordingly to opportunities for higher density development where appropriate. Boundary treatment, layout, orientation and physical appearance works may be required to reduce and soften the effect of the development on the wider landscape and townscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. Pressure to develop Greenfield sites. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
7. To conserve and enhance water quality and resources.	?	+	?	0	+	+	0	0	~	~	+/-	<p><u>Likely Significant Effects</u></p> <p>The policies are large likely to have a neutral or negligible effects on this objective. Whilst there is some uncertainty caused by the requirement to develop land for housing, the allocations process, has to a high level, considered likely effects on water quality and resources, with sites specifically selected to minimise the likelihood for adverse effects. Homes built to higher efficiency standards, and policies which aim to ensure the new development makes efficient use of resources, aid the achievement of the SA objective. Wider policies of this section provide guidance influencing the type of development taking place or wider types of development which have no bearing on water quality/resource pressures. Mixed effects are assessed for allocations noting the potential for contamination of proposed sites but safeguarding role played by their allocation towards greenfield locations.</p> <p><u>Term</u></p> <p>On balance the proposals are likely to have a neutral effect on this SA objective from adoption for the plan period.</p> <p><u>Mitigation</u></p> <p>Application of policy and design requirements. Development to avoid watercourses. Sufficient drainage management measures. Open Space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	+	~	?	0	0	0	0	~	0	+/-	<p><u>Likely Significant Effects</u></p> <p>The policies are anticipated to have a neutral effect on this objective both in cumulative and synergistic terms. The allocations process has considered flood risk and likely effects of development of flood risk. This is confirmed in greater detail on a site specific level through the SFRA with Phase 2 SFRA commissioned for several sites which require a further level detail to understand the flood characteristics and risk associated with the relevant sites development, and therefore their suitability for allocation, and parameters for this development. Site specific policy include requirements for flood risk and drainage to be sufficiently taken into account and responded to through the design and development process, and is also set out in DM policy for wider unplanned development. Wider policies of this section provide guidance influencing the type of development taking place or wider types of development which have no bearing on water quality/resource pressures. Mixed effects are assessed for allocations noting the potential for flood risk at proposed sites but safeguarding role played by their allocation towards greenfield locations.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adverse effects likely to be limited in scale and duration.</p> <p><u>Mitigation</u></p> <p>Application of policy requirements. Development to avoid watercourses and areas of high flood risk. Sufficient drainage management measures provided enabling greenfield runoff rates to be maintained, or a betterment to be delivered for PDL sites. Open Space and landscaping. Porous materials. Etc.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Rate and effects of climate change. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
9. To improve air quality.	0	+	?	0	0	0	0	0	+	0	+	<p><u>Likely Significant Effects</u></p> <p>The policies have a largely positive effect for this objective where applicable. Proposed allocations are made within settlement boundaries, helping to minimise the need to travel as homes are built near to existing services and infrastructure. The policies seek to provide opportunity for enhanced service provision with potential positive effects in promoting sustainable travel due to the reduced need to travel. The policies also seek to ensure that applicants consider and respond relevant issues of health and wellbeing caused by their development. Responses to this may include enhanced open space provision or connectivity by foot or bicycle with policies promoting this infrastructure included within the section to encourage active travel. Wider policies of this section relate to specific types of development which do not have specific consequences for air quality with negligible effects assessed.</p> <p><u>Term</u></p> <p>Positive effects in the medium and longer term as the policy is implemented and affects development proposals.</p> <p><u>Mitigation</u></p> <p>Bike storage. Pedestrian infrastructure. Open Space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Encouraging a modal shift. Feasibility/viability of mitigation measures. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	?	0	+	+	0	0	0	0	+	<p><u>Likely Significant Effects</u></p> <p>The policies have a neutral to positive effect for this objective where applicable. Proposed allocations are made within settlement boundaries, helping to minimise the need to travel as homes are built near to existing services and infrastructure. This makes effective use of existing developed land and infrastructure and reduces pressure to use the borough's natural land assets to meet identified development needs. The policies seek to provide opportunity for enhanced service provision with potential positive effects in promoting sustainable travel options and patterns of activity. The policies also seek to ensure that applicants consider and respond relevant issues of health and wellbeing caused by their development. Responses to this may include enhanced open space provision or connectivity by foot or bicycle with policies promoting this infrastructure included within the section to encourage active travel and reduce reliance on car travel. Wider policies of this section relate to specific types of development which do not have specific consequences for climate change with negligible effects assessed.</p> <p><u>Term</u></p> <p>Positive effects in the medium and longer term as the policy is implemented and affects development proposals.</p> <p><u>Mitigation</u></p> <p>Bike storage. Pedestrian infrastructure. Open Space. Adaptive design measures. Location of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Encouraging a modal shift. Feasibility/viability of mitigation measures. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	+	~	~	+	+	+	~	~	+	+	<p><u>Likely Significant Effects</u></p> <p>Allocated sites are directed towards the borough's existing and most sustainable settlements, helping to safeguard the natural resources of the borough within the district's undeveloped areas. This includes meeting the borough's broader housing need with policies promoting the reuse/adaptation of existing buildings to meet housing need. Negligible effects are largely assessed for the remaining policies of this section owing to the scope of the policies included.</p> <p><u>Term</u></p> <p>Permanent positive effect where relevant.</p> <p><u>Mitigation</u></p> <p>Delivery of allocated sites.</p> <p><u>Assumptions</u></p> <p>Suitable means of storage and collection provided for through the development.</p> <p><u>Uncertainties</u></p> <p>Allocated sites identified in the plan for housing fail to come forward, increasing pressure to develop greenfield land. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	0	0	0	0	0	0	0	0	0	+	<p><u>Likely Significant Effects</u></p> <p>The policies in general are likely to have a neutral effect on this objective. The requirement for new homes has the potential to adversely affect wildlife regardless of whether it is related to brownfield or greenfield locations. Sites have been subject to high level assessment for their proximity to designated sites and use by protected species. Allocated sites are no known to be important for protected species, and do not form part of the wider ecological network. Their allocation is beneficial to this policy objective, and helps safeguard other undeveloped areas of the borough which may be important for ecology, either for its habitats, role as part of a wildlife corridor or stepping stones. Wider policies of the plan should ensure that biodiversity is not harmed as a result of development. The wider policies of this section of the plan have limited direct relationship with this SA objective and so the effects are likely to be minimal. Policies promoting healthy living environments and access to and the provision of open space are likely to also benefit this SA objective. Remaining policies of this section have limited relevance and so negligible effects are assessed.</p> <p><u>Term</u></p> <p>Harm likely to be experienced during construction and in the short to medium term. This harm is likely to reduce as development and biodiversity measures provided matures. Overall, in cumulative and synergistic terms a neutral effect is assessed for the plan period.</p> <p><u>Mitigation</u></p> <p>Avoid, manage, New habitat areas, landscaped areas, open space, SuDs, Habitat features and safeguarding areas in new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success of new habitats. Low-medium risk.</p> <p><u>Uncertainties</u></p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Biodiversity value of sites prior to development is likely variable. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	0	0	0	0	+	+	?	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies generally trend positive for this objective. At this time the effect of the plan for the delivery of specific sites for housing is unclear noting the variety of the historic environment in Pendle although high level assessment has shown little to no effect is anticipated from proposed allocations. This will be clarified to some degree with the preparation of the Heritage Impact Assessment (to be published at publication), Policy which seek to reuse existing buildings or developed land is likely to be of benefit to this SA objective. The policies also seek to ensure that proportionate attention and protection consistent with national planning policy is given to the historic environment in the Local Plan. This approach ensures that such development will not have an adverse effect on the built environment and safeguards those areas or features which are most sensitive. Overall a neutral to positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral to positive effects from adoption of the plan.</p> <p><u>Mitigation</u></p> <p>Implementation of design and heritage policy. HIA of impacts. Preparation and submission of a heritage statement where necessary.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Building Better Homes										Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	AL01	
14. To conserve and enhance landscape character and townscapes.	+	+	0	0	0	+	+	0	0	0	+	<p><u>Likely Significant Effects</u></p> <p>The policies in general are likely to have a neutral to positive effect on this objective. The requirement for new homes has been shown by the SHLAA to be achievable at largely brownfield sites within settlement boundaries. This approach helps to safeguard existing undeveloped spaces from development and help secure enhancements to the built environment of existing settlements. Further policies of this section aim to secure further sources of supply making best use of existing buildings and through very limited expansion within the open countryside. Where applicable policy requirements require applicants to consider and reflect the built character of the wider area to ensure that proposals integrate effectively into the wider area. The policies further underline the role that the natural environment has in supporting health and wellbeing, including its role for sport and recreation, seeking to conserve these environments. Overall a cumulative and synergistic neutral to positive effect is assessed for this SA objective.</p> <p><u>Term</u></p> <p>Neutral to positive effects, dependent on implementation and the scale of windfall development over the plan period.</p> <p><u>Mitigation</u></p> <p>Adopt principles of good design set out in Design Policy plus site specific policy. Safeguarding natural assets within sites which contribute to health and wellbeing.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The effects of development on the wider area. Viability and feasibility to impose policy measures aimed at softening and enhancing a new development. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	0	~	~	~	~	~	0	~	~	<p>Likely Significant Effects</p> <p>The policies work positively to support the delivery of housing and meet the needs of the community and thus complement existing policy. The policies provide certainty as to where housing is acceptable and where it is not acceptable aligning to the spatial strategy, providing specific or general development opportunities and ensuring that a diversity of housing stock is provided in support of targets and objectives, and responsive to the needs set out in supporting evidence. Policy also acts to ensure that new development is supported by sufficient infrastructure. Latter policies within the section have limited relevance to this SA objective and are assessed to have a largely negligible effect.</p> <p>Term</p> <p>Likely positive effects over the plan period from adoption.</p> <p>Mitigation</p> <p>Contributions secured through s.106 agreements. Implementation of policy requirements to secure housing mix responsive to need.</p> <p>Assumptions</p> <p>Affordable housing is delivered in accordance with policy. Infrastructure requirements meets CIL tests. Low viability limits the positive effect that the Local Plan has for this objective.</p> <p>Uncertainties</p> <p>Needs alter through the plan period. The market alters through the plan period changing the feasibility to meet obligation requirements. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	~	0	~	0	~	~	+	0	0	+	<p>Likely Significant Effects</p> <p>The policies generally deliver positive effects towards this objective. The policies will help secure the housing needs of the borough required to provide homes which meets the needs of the community, including securing the right type and mix of homes. The policies help to tackle deprivation and secure improvements to the quality of homes available in the borough. The proposed approach will not support projected the delivery of projected job growth in full, supporting a smaller level of jobs growth. Economic investment in the borough is likely however to take place at committed sites, and tackling unemployment, outward commuting and low economic activity rates will help deliver this economic need above that provided by the housing requirement. A negative effect is recorded although the adverse effect is limited and does not outweigh the wider economic benefits brought by this chapter. Latter policies within the section have limited relevance to this SA objective and are assessed to have a largely negligible effect.</p> <p>Term</p> <p>Positive effects in the medium and longer term as policies take effect following adoption.</p> <p>Mitigation</p> <p>The adoption of a positive approach to decision making for development which accords with the Local Plan.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Needs alter through the plan period. The market alters through the plan period changing the feasibility to meet obligation requirements. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	+	+	+	+	+	+	0	0	+	<p>Likely Significant Effects</p> <p>The policies work collectively and synergistically to promote the regeneration of existing urban areas within settlement boundaries, both complementing and assisting with the delivery of adopted strategic policy, development targets and objectives. This is achieved through the allocation of land for housing, and the adoption of guidelines and standards which aim to protect and enhance the urban environment and the communities located within. The guidance provided provides clarity for developers and helps to protect existing communities from harm as a result of proposals.</p> <p>Term</p> <p>Likely significant positive effects over the plan period from adoption.</p> <p>Mitigation</p> <p>Monies/direct infrastructure gained through new development. Planning obligation agreements to secure required housing mix. Implementation of design policies, and design codes as relevant.</p> <p>Assumptions</p> <p>Development comes forward in accordance with the development plan. Large scale infrastructure may be also reliant on third party funding/implementation. Requirement for multi-agency working/collaboration.</p> <p>Uncertainties</p> <p>Finance – Viability/Funding. Timescales. Subject to negotiation. Reliance on third parties. Unplanned development resulting in increased/redirected infrastructure needs. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	++	++	++	+	+	+	+	0	0	<p>Likely Significant Effects</p> <p>The policies support this objective by increasing the availability and accessibility of new and high quality housing stock which is responsive to the needs as set out in the latest evidence across the entire community promoting secure housing tenure and home ownership. This is applied not just through the numbers of homes delivered and contributed to supply but also ensuring that new homes are of the right type and location to meet needs, sufficiently sized for their requirements, are adaptable to meet their specific needs, are affordable, and accessible to existing services and facilities, with on-site open space provision and is connected to footpath and cycling networks. All are important in promoting the health and wellbeing of residents within the Borough. The guidance provided provides clarity for developers and helps to protect existing communities from harm as a result of proposals. The policies seek to ensure that the needs of the community are considered through the planning process. Overall the policies of this section of the plan are assessed to have a cumulative and synergistic positive effect for this objective.</p> <p>Term</p> <p>Permanent positive effects from adoption. Likely to increase overtime as new builds come forward in line with policy.</p> <p>Mitigation</p> <p>Alterations to technical details, design, type, or overall capacity sought may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Finance – Viability/Funding. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	+	++	~	+	+	+	0	0	+	<p>Likely Significant Effects</p> <p>The policies have a neutral to positive effect for this objective. The requirement for new homes is largely to be satisfied on sites within settlement boundaries, with additional opportunities provided by windfall sites approved in accordance with the plan's wider policies. The policies therefore help to direct development in accordance with the spatial strategy and promote sustainable travel and the alignment of growth with infrastructure. Wider housing policies of the plan relate to the type of development sought with limited bearing on sustainable transport issues. The latter policies of this section of the plan seek to support community service provision, reducing the need to travel, and ensure that highway requirements, such as parking and the promotion of walking and cycling are taken into account and secured as appropriate through the development management process.</p> <p>Term</p> <p>Neutral or minor positive effect over the plan period with adoption of site allocations and application of wider policies of the plan.</p> <p>Mitigation</p> <p>Allocation of Sites to meet identified needs in sustainable locations with the infrastructure necessary to promote the use of non-car modes to travel. Implementation of DM policies. Travel Plan measures. Provision of walking and cycling infrastructure.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Technology changes. The severity of climate change and impact this has on planning and infrastructure requirements. Viability and feasibility to meet policy requirement on a site level. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
6. To encourage the efficient use of land and conserve and enhance soils.	+	0	+	~	~	~	+	0	~	~	<p>Likely Significant Effects</p> <p>The policies have a generally positive effect for this objective. The requirement for new homes is largely satisfied on sites within settlement boundaries, with additional opportunities provided by windfall sites approved in accordance with the plan's wider policies (including those in this section). The policies therefore help to direct development in accordance with the spatial strategy and promote sustainable travel and the alignment of growth with infrastructure. Policies also seek to ensure that land is used effectively, either by way of their density, or ensuring that proposals are designed holistically with integrated drainage, open space, and biodiversity features. Latter policies within the section have a limited relevance to SA objective, and are generally concluded to have a neutral or negligible effect.</p> <p>Term</p> <p>Neutral or minor positive effect over the plan period with adoption of site allocations and application of wider policies of the plan.</p> <p>Mitigation</p> <p>In line with design policy, developments should make effective use of land, responding accordingly to opportunities for higher density development where appropriate. Boundary treatment, layout, orientation and physical appearance works may be required to reduce and soften the effect of the development on the wider landscape and townscape.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. Pressure to develop Greenfield sites. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
7. To conserve and enhance water quality and resources.	+	0	~	~	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies are large likely to have a neutral or negligible effects on this objective. Whilst there is some uncertainty caused by the requirement to develop land for housing, the allocations process, has to a high level, considered likely effects on water quality and resources, with sites specifically selected to minimise the likelihood for adverse effects. Homes built to higher efficiency standards, and policies which aim to ensure the new development makes efficient use of resources, aid the achievement of the SA objective. Wider policies of this section provide guidance influencing the type of development taking place or wider types of development which have no bearing on water quality/resource pressures.</p> <p>Term</p> <p>On balance the proposals are likely to have a neutral effect on this SA objective from adoption for the plan period.</p> <p>Mitigation</p> <p>Application of policy and design requirements. Development to avoid watercourses. Sufficient drainage management measures. Open Space and landscaping.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	~	+	~	~	+	~	+	0	~	~	<p>Likely Significant Effects</p> <p>The policies are anticipated to have a neutral effect on this objective both in cumulative and synergistic terms. The allocations process has considered flood risk and likely effects of development of flood risk. This is confirmed in greater detail on a site specific level through the SFRA with Phase 2 SFRA commissioned for several sites which require a further level detail to understand the flood characteristics and risk associated with the relevant sites development, and therefore their suitability for allocation, and parameters for this development. Site specific policy include requirements for flood risk and drainage to be sufficiently taken into account and responded to through the design and development process, and is also set out in DM policy for wider unplanned development. Wider policies of this section provide guidance influencing the type of development taking place or wider types of development which have no bearing on water quality/resource pressures.</p> <p>Term</p> <p>Permanent neutral effect with adverse effects likely to be limited in scale and duration.</p> <p>Mitigation</p> <p>Application of policy requirements. Development to avoid watercourses and areas of high flood risk. Sufficient drainage management measures provided enabling greenfield runoff rates to be maintained, or a betterment to be delivered for PDL sites. Open Space and landscaping. Porous materials. Etc.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Rate and effects of climate change. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
9. To improve air quality.	+	+	++	~	~	~	?	0	0	+	<p>Likely Significant Effects</p> <p>The policies have a largely positive effect for this objective where applicable. Proposed allocations are made within settlement boundaries, helping to minimise the need to travel as homes are built near to existing services and infrastructure. The policies seek to provide opportunity for enhanced service provision with potential positive effects in promoting sustainable travel due to the reduced need to travel. The policies also seek to ensure that applicants consider and respond relevant issues of health and wellbeing caused by their development. Responses to this may include enhanced open space provision or connectivity by foot or bicycle with policies promoting this infrastructure included within the section to encourage active travel. Wider policies of this section relate to specific types of development which do not have specific consequences for air quality with negligible effects assessed.</p> <p>Term</p> <p>Positive effects in the medium and longer term as the policy is implemented and affects development proposals.</p> <p>Mitigation</p> <p>Bike storage. Pedestrian infrastructure. Open Space.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Encouraging a modal shift. Feasibility/viability of mitigation measures. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	++	~	~	+	+	0	0	+	<p>Likely Significant Effects</p> <p>The policies have a neutral to positive effect for this objective where applicable. Proposed allocations are made within settlement boundaries, helping to minimise the need to travel as homes are built near to existing services and infrastructure. This makes effective use of existing developed land and infrastructure and reduces pressure to use the borough's natural land assets to meet identified development needs. The policies seek to provide opportunity for enhanced service provision with potential positive effects in promoting sustainable travel options and patterns of activity. The policies also seek to ensure that applicants consider and respond relevant issues of health and wellbeing caused by their development. Responses to this may include enhanced open space provision or connectivity by foot or bicycle with policies promoting this infrastructure included within the section to encourage active travel and reduce reliance on car travel. Wider policies of this section relate to specific types of development which do not have specific consequences for climate change with negligible effects assessed.</p> <p>Term</p> <p>Positive effects in the medium and longer term as the policy is implemented and affects development proposals.</p> <p>Mitigation</p> <p>Bike storage. Pedestrian infrastructure. Open Space. Adaptive design measures. Location of development.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Encouraging a modal shift. Feasibility/viability of mitigation measures. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	?	0	~	?	~	~	+	~	~	~	<p>Likely Significant Effects</p> <p>Allocated sites are directed towards the borough's existing and most sustainable settlements, helping to safeguard the natural resources of the borough within the district's undeveloped areas. This includes meeting the borough's broader housing need with policies promoting the reuse/adaptation of existing buildings to meet housing need. Negligible effects are largely assessed for the remaining policies of this section owing to the scope of the policies included.</p> <p>Term</p> <p>Permanent positive effect where relevant.</p> <p>Mitigation</p> <p>Delivery of allocated sites.</p> <p>Assumptions</p> <p>Suitable means of storage and collection provided for through the development.</p> <p>Uncertainties</p> <p>Allocated sites identified in the plan for housing fail to come forward, increasing pressure to develop greenfield land. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	+	+	~	~	~	~	+	~	~	0	<p>Likely Significant Effects</p> <p>The policies in general are likely to have a neutral effect on this objective. The requirement for new homes has the potential to adversely affect wildlife regardless of whether it is related to brownfield or greenfield locations. Sites have been subject to high level assessment for their proximity to designated sites and use by protected species. Wider policies of the plan should ensure that biodiversity is not harmed as a result of development. The wider policies of this section of the plan have limited direct relationship with this SA objective and so the effects are likely to be minimal. Policies promoting healthy living environments and access to and the provision of open space are likely to also benefit this SA objective. Remaining policies of this section have limited relevance and so negligible effects are assessed.</p> <p>Term</p> <p>Harm likely to be experienced during construction and in the short to medium term. This harm is likely to reduce as development and biodiversity measures provided matures. Overall, in cumulative and synergistic terms a neutral effect is assessed for the plan period.</p> <p>Mitigation</p> <p>Avoid, manage, New habitat areas, landscaped areas, open space, SuDs, Habitat features and safeguarding areas in new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success of new habitats. Low-medium risk.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Biodiversity value of sites prior to development is likely variable. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
13. To conserve and enhance the historic environment, heritage assets and their setting.	~	?	~	+	~	~	0	0	0	0	<p>Likely Significant Effects</p> <p>The policies generally trend positive for this objective. At this time the effect of the plan for the delivery of specific sites for housing is unclear noting the variety of the historic environment in Pendle. This will be clarified to some degree with the preparation of the Heritage Impact Assessment (to be published at publication), Policy which seek to reuse existing buildings or developed land is likely to be of benefit to this SA objective. The policies also seek to ensure that proportionate attention and protection consistent with national planning policy is given to the historic environment in the Local Plan. This approach ensures that such development will not have an adverse effect on the built environment and safeguards those areas or features which are most sensitive. Overall a neutral to positive effect is assessed for this objective.</p> <p>Term</p> <p>Permanent neutral to positive effects from adoption of the plan.</p> <p>Mitigation</p> <p>Implementation of design and heritage policy. HIA of impacts. Preparation and submission of a heritage statement where necessary.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Promoting Health and Wellbeing				Improving Our Quality of Life						Commentary on Cumulative/Synergistic effects
	DM30	DM31	DM32	DM33	DM34	DM35	DM36	DM37	DM38	DM39	
14. To conserve and enhance landscape character and townscapes.	~	+	~	+	~	~	0	+	0	0	<p>Likely Significant Effects</p> <p>The policies in general are likely to have a neutral to positive effect on this objective. The requirement for new homes has been shown by the SHLAA to be achievable at largely brownfield sites within settlement boundaries. This approach helps to safeguard existing undeveloped spaces from development and help secure enhancements to the built environment of existing settlements. Further policies of this section aim to secure further sources of supply making best use of existing buildings and through very limited expansion within the open countryside. Where applicable policy requirements require applicants to consider and reflect the built character of the wider area to ensure that proposals integrate effectively into the wider area. The policies further underline the role that the natural environment has in supporting health and wellbeing, including its role for sport and recreation, seeking to conserve these environments. Overall a cumulative and synergistic neutral to positive effect is assessed for this SA objective.</p> <p>Term</p> <p>Neutral to positive effects, dependent on implementation and the scale of windfall development over the plan period.</p> <p>Mitigation</p> <p>Adopt principles of good design set out in Design Policy plus site specific policy. Safeguarding natural assets within sites which contribute to health and wellbeing.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The effects of development on the wider area. Viability and feasibility to impose policy measures aimed at softening and enhancing a new development. Low-medium risk.</p>

Appendix 4: Assessment of Plan Themes

Economic Policies

Summary

The economic policies of the plan have positive to significant positive effects for social and economic objectives. This arises by ensuring that the supply of existing employment land is maintained retaining existing businesses and jobs within the Borough. Opportunity is provided for economic growth through newly allocated sites at West Craven Business Park, Earby and Long Ing Lane Industrial Estate (Jackdaw Road), Barnoldswick to provide additional flexibility in the supply in meeting projected employment needs. Significant employment opportunities within the committed pipeline including at Lomeshaye Phase 2 and the Riverside Business Park. The allocation of these additional sites provide opportunities within the West Craven sub-area, and delivers a pattern of employment development which is more consistent with the spatial strategy. Policies for commercial development respond to changes to the use class order to increase the opportunity for and diversity of uses the borough's town and district centres to expand the role of these centres and encourage reinvestment and regeneration. Outside of these areas opportunities for commercial development is limited to specific areas in order to protect the vitality of town centres and safeguard the environment, infrastructure and amenity. Employment policies generally have a mixed effect for environmental objectives. There is a need to develop Greenfield land in order to provide choice to the market in realistically attractive locations for commercial development. This creates inevitable tension with these objectives. However policies which seek to safeguard and renew existing employment land for its economic uses generally have a positive effect particularly where redevelopment would address existing environmental conditions.

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	0	0	+	+	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies largely have a neutral to positive effect or are unrelated to this objective. Policies for mixed use and town centre development do have a positive effect on this objective owing to the support and scope provided for the development of new homes which will benefit the supply and mix of housing delivered over the plan period in response to housing needs identified with the HEDNA.</p> <p>Term</p> <p>Likely neutral to positive effect over the plan period dependent on implementation of policy and site opportunities which come forward over the plan period.</p> <p>Mitigation</p> <p>The implementation of a positive approach to decision making.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Scale of development brought forward in accordance with this policy. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	++	++	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The policies work strongly to support the delivery of this objective. They safeguard the most important existing sites and locations for commercial uses over the plan period and provide opportunities new land for employment to meet needs to encourage the sustainable expansion of the economy in response to needs. Protecting existing sites important to the local economy and retention of local jobs and businesses enabling its renewal to meet the needs of businesses and to encourage the diversification of the economy, and this includes the borough's town centres. A positive response is provided to changes to the Use Class Order making the most of the opportunity this policy changes provides to expand the role and uses within the commercial heart of the Borough's town centres, whilst providing positive guidance for other uses. The policies work to provide a positive framework to support the ongoing sustainable development of the Borough's tourism industry supporting economic development in rural areas where sustainable.</p> <p>Term Positive effect for the plan period from adoption.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties Market/Demand shifts. Wider economic forces. Loss of existing employment sites, including retail to other land uses. Medium Risk</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
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 policies fulfil an important role for this objective both cumulatively and synergistically. The policies seek to ensure that existing employment land is retained for economic use in effort to retain existing businesses and jobs within the Borough which are critical in maintaining the sustainability of the Borough and preventing increases in deprivation. The policies offer opportunity for reinvestment and regeneration of the Borough's town centres and local shopping areas affording a diversity of uses within these areas whilst protecting their core role and vitality and allocates sites for economic growth.</p> <p><u>Term</u></p> <p>Positive to significant effect for the plan period from adoption.</p> <p><u>Mitigation</u></p> <p>The Council takes a proactive approach in promoting its economic site portfolio.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market/Demand shifts. Wider economic forces. Loss of existing employment sites, including retail to other land uses. Medium Risk</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
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 policies have a positive effect on this objective by protecting and increasing opportunity for economic activity and jobs in the Borough. This is achieved through a range of methods including the allocation of new land for employment development, protections to existing strategic employment sites and encouragement of their renewal, and the diversification (and maintained role) of the Borough's Town Centres and local shopping centres. Access to employment fulfils an important role for health and wellbeing providing a steady income to support healthy living and can act to provide a sense of purpose and activity, offering opportunity to enhance and develop skills and provide an important source of social interaction. The policies aim to promote and maintain the local economy, minimising the need for local residents to travel extensive distances to access sources of employment.</p> <p><u>Term</u></p> <p>Permanent significant positive effect from adoption.</p> <p><u>Mitigation</u></p> <p>Any specific forms of development which may be harmful to health and wellbeing will need to be considered on a case by case basis applying the policies of the development plan when read as a whole.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market/Demand shifts. Wider economic forces. Loss of existing employment sites, including retail to other land uses. At a site level certain forms of economic activity and operations may be harmful to health and wellbeing. Medium – High risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	++	+	++	0	-	-	+	<p>Likely Significant Effects</p> <p>The policies collectively have a positive effect on this objective. The policies work together to reduce the need to travel to access employment through the application of a multiple range of measures. This includes the allocation of new sites for employment, protections and the encouragement of renewal of existing sites, and policies which seek to diversify but overall protect the commercial role played by the Borough's Town Centres and Local shopping areas. The policies work collectively to protect and diversify the Borough's economic base, reducing the need for residents to travel elsewhere to access employment opportunities, shops or services resulting in unsustainable travel patterns. Policies promoting tourism, particularly in the rural area, have a minor adverse effect on this objective, noting that these sites can be isolated and are often not served by public transport. The overall effect however does not outweigh the positives brought by the wider policies of this section towards the fulfilment of this objective and as such a positive effect is assessed for this objective cumulatively and synergistically.</p> <p>Term</p> <p>Permanent positive effect.</p> <p>Mitigation</p> <p>Allocation of Sites to meet identified needs in sustainable locations with the infrastructure necessary to promote the use of non-car modes to travel. Implementation of travel plan requirements where necessary. Improvements sought to local highway infrastructure as necessary.</p> <p>Assumptions</p> <p>Promoted sites have readily available means of reducing the reliance on cars, and viable with measures to do so.</p> <p>Uncertainties</p> <p>The scale, type and location of development at non-allocated sites is at this time unclear. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
6. To encourage the efficient use of land and conserve and enhance soils.	+	++	++	+	+	0	+	-	<p><u>Likely Significant Effects</u></p> <p>The policies generally have a positive effect on this objective. The policies seek to focus and protect the Borough's existing employment land and town centres as the focus for economic activity enabling their reuse and diversification. This approach reduces the need to develop greenfield land to meet employment needs (albeit one new greenfield site is allocated for employment and this is why AL02 is assessed as having an adverse effect for this SA objective) and encourages the reuse and reinvestment of existing employment land and buildings within the Borough protecting its role within the economy.</p> <p><u>Term</u></p> <p>The policies are likely to have positive to significant positive effects on this objective from adoption of the Local Plan.</p> <p><u>Mitigation</u></p> <p>The continued protection of employment sites through the implementation of policy. The flexible use of existing economic land as suitable to support diversification of the economy and secure the active use of developed land.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
7. To conserve and enhance water quality and resources.	0	0	0	~	0	0	~	-	<p><u>Likely Significant Effects</u></p> <p>The main thrust of the policies is to maintain and encourage the reuse and reinvestment in existing sites or premises for economic uses results in neutral effect on this objective. The policies help protect the need to develop extensive tracts of land which might have some role or value for water quality and resources by encouraging the redevelopment of existing PDL for employment uses. This approach could also (depending on implementation) have a beneficial effect in treating and removing sources of contamination with new buildings having a reducing requirement for water resource with the application of efficient water use standards. The exception is Policy AL02 where both sites allocated are closely related to existing watercourses and their development for employment and occupation could affect water quality resulting in an adverse effect. Despite this and noting the limited scale of these sites (with affects likely at a localised scale) overall, the policies are assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Implementation of Environmental protection and flood risk policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	0	0	0	0	0	0	-	<p><u>Likely Significant Effects</u></p> <p>The main thrust of the policies is to maintain and encourage the reuse and reinvestment in existing sites or premises for economic uses with likely neutral effects for this objective. The policies work in general to protect the need to develop extensive tracts of undeveloped land to meet economic need. One site identified for employment has been concluded by the SFRA that its development could adversely affect local flooding issues and as such detailed modelling is required. The detailed modelling will inform site specific policy and design measures to ensure that the site's development does not increase the risk of flooding and is not at unacceptable risk of flooding for occupiers. An adverse effect is therefore assessed for Policy AL02.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Implementation of flood risk and water management policies.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
9. To improve air quality.	+	0	+	+	0	0	~	0	<p><u>Likely Significant Effects</u></p> <p>Policies are likely to have a neutral to positive effect for this objective. The policies seek to ensure that existing major sites in employment use maintain this use over the plan period to protect local jobs and safeguard the local economy. The exact nature of what processes and operations occurs at these sites is not controlled through this policy (beyond its use class) and as such a neutral effect is assessed. Town Centre uses policies seek to expand the uses permitted within the commercial core area and resist town centre types uses outside of these areas. This helps promote multipurpose trips into these areas helping to limit emissions and focuses economic activity to areas which are generally better accessed by public transport, foot, and bicycle infrastructure in contrast with greenfield sites.</p> <p><u>Term</u></p> <p>Likely effects will be limited in the shorter term, with increasing positive effects in the longer term.</p> <p><u>Mitigation</u></p> <p>Travel vouchers. Bike Storage. Electric charging points, car sharing.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	0	+	+	0	0	~	0	<p><u>Likely Significant Effects</u></p> <p>Policies are likely to have a neutral to positive effect for this objective. The policies seek to ensure that existing major sites in employment use maintain this use over the plan period to protect local jobs and safeguard the local economy. Reducing the pressure to develop greenfield land. The exact nature of what processes and operations occurs at these sites is not controlled through this policy (beyond its use class) and as such a neutral effect is assessed. Town Centre uses policies seek to expand the uses permitted within the commercial core area and resist town centre types uses outside of these areas. This helps promote multipurpose trips into these areas helping to limit emissions and focuses economic activity to areas which are better accessed by public transport, foot, and bicycle. Redeveloped or new buildings within these areas would be developed to a higher efficiency standard than their predecessor with net benefits for climate change.</p> <p><u>Term</u></p> <p>Likely effects will be limited in the shorter term, with increasing positive effects in the longer term.</p> <p><u>Mitigation</u></p> <p>Travel vouchers. Bike Storage. Electric charging points, car sharing.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	+	+	~	+	~	+	-	<p>Likely Significant Effects</p> <p>The policies work together to protect and reinvigorate existing employment land and town centres as the focus for economic activity. This approach reduces the need to develop greenfield land to meet employment needs (albeit one greenfield site is allocated for employment) and encourages the reuse and reinvestment of existing employment land and buildings within the Borough and thus safeguards the natural resources of Pendle from loss to development. Policy AL02 allocates a greenfield site for the development of employment land uses and as such is assessed to have a minor negative effect for this objective.</p> <p>Term</p> <p>The policies are likely to have positive to significant positive effects on this objective from adoption of the Local Plan.</p> <p>Mitigation</p> <p>Design and sustainability policies will be implemented to make effective use of materials. Environmental protection policies apply for the extraction, treatment and extraction of contaminated material.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	0	+	0	+	0	0	-	<p>Likely Significant Effects</p> <p>The policies seek to maintain and encourage the reuse and reinvestment in existing sites or premises for economic uses, securing and diversifying the role they play in the economy and Borough. As a result a neutral to positive effect is objective both cumulatively and synergistically for this section of the Local Plan. The policies work in general to protect the need to develop extensive tracts of land which might have some role or value directly or indirectly for biodiversity, geodiversity, or green infrastructure thus safeguarding these areas and ensuring their condition is maintained whilst securing ecological enhancement at existing developed sites. Activities are directed to built-up areas which are often less sensitive to development proposals, and could benefit nature where sufficient and effective enhancement measures are implemented. Policy AL02 allocates two sites which are closely related to existing wildlife corridors and as such the development of these site could adversely affect this SA objective. Notwithstanding this, and taking into the limited scale of these sites, overall neutral to positive effects are assessed for this SA objective for this section of the Local Plan.</p> <p>Term</p> <p>Likely permanent neutral to positive effect, effective from adoption but more significant in the longer term.</p> <p>Mitigation</p> <p>Implementation of Design and ecological policies.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	?	+	+	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies seek to maintain and encourage the reuse and reinvestment in existing sites or premises for economic uses, securing and diversifying the role they play in the economy and Borough. This approach is likely to have a positive or uncertain effect on this objective. Historical assets are found throughout the Borough and will have a varying degree and extent of relationship and connection to commercial sites. There may be some instances where the policies are beneficial but also some instances where harm might arise from the redevelopment of a site. In general it is anticipated that town centre policies will have a generally positive effect for historical assets given that benefits the continued use and investment in a premises or site is likely to have on the quality of the wider built environment in contrast to it going unused and vacant. Proposed allocations identified through Policy AL02 are not anticipated to adversely affect the historic environment.</p> <p><u>Term</u></p> <p>Uncertain to positive effect, effective from adoption but more significant in the longer term.</p> <p><u>Mitigation</u></p> <p>Implementation of Design and heritage policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Variation in scale, type, form and operations of economic and commercial development. Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 4: Assessment of Plan Themes

SA Objective	Supporting a Dynamic and Competitive Economy		Creating a Vibrant and Viable Retail Experience			Attracting Visitors		Allocated Sites	Commentary on Cumulative/Synergistic effects
	DM40	DM41	DM42	DM43	DM44	DM45	DM46	AL02	
14. To conserve and enhance landscape character and townscapes.	0	0	+	+	0	0	0	-	<p>Likely Significant Effects</p> <p>The policies seek to maintain and encourage the reuse and reinvestment of existing sites or premises for economic uses, securing and diversifying the role they play in the economy and Borough. As a result it is considered that the policies will have a neutral to positive effect for this objective. The policies work in general to protect the need to develop extensive tracts of land which might have some landscape value or contribute positively to the setting on a settlement, thus safeguarding these areas and ensuring their condition is maintained. Development is largely directed to built-up areas which are often less sensitive, and on established employment sites which are already integrated into the wider skyline and settlement pattern. The renewal and reuse of existing property or PDL for economic development could have a positive effect for townscape as uses are maintained preventing sites and premises from falling vacant and into decline. Town Centre policies which broaden the uses permitted within this area help to encourage investment in these areas and aid the regeneration of the Borough. An adverse effect is assessed for Policy AL02 noting the likely harm caused to the local landscape by the development of the West Craven Business Park extension. The effects are limited to a localised area of the borough and is not of a significant enough magnitude to warrant an overall adverse effect for this SA objective for this section of the Local Plan.</p> <p>Term</p> <p>Likely permanent neutral to positive effect, effective from adoption but more significant in the longer term.</p> <p>Mitigation</p> <p>Implementation of Design policies.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Market conditions change. There is a change in national policy in regard to the use of land. Funding sources change. The needs of businesses change and they outgrow or need alternative sites to function efficiently. Pressure to develop Greenfield sites increases. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has a capacity for 60 dwellings, with potential to provide 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. The site is located within a ward of Pendle which suffers from high rates of deprivation.</p> <p><u>Term</u></p> <p>Permanent positive effect from the short-medium term.</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing.</p> <p><u>Assumptions</u></p> <p>That a broad mix of housing can be provided on site.</p> <p><u>Uncertainties</u></p> <p>The site is located within a weaker housing market with lower values. The delivery of affordable housing may not be possible on the site due to this reason.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal 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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne				
SA Objective	Score			Commentary
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 or more service 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 2000m of the nearest primary school.</p>
	0			<p>The proposal will help support existing businesses and services in Colne Town Centre. The proposal will increase the amount and choice of housing within a deprived area of Colne. The proposal will not help regenerate the town, and will result in the loss of greenfield land. Accounting for the above, on balance, the site is considered to score neutrally for this objective.</p> <p><u>Term</u></p> <p>Neutral effects likely over the plan period.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be sought for service provision where justified by evidence. Travel Plan measures and new infrastructure may encourage travel by sustainable modes.</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>People may still choose to travel by car. The likelihood of this is increased due to topographical changes between the site and the town centre (Medium risk)</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 has an informal recreational role with public routes crossing the site. Scope exists within the development to accommodate new open space. There is potential to enhance routes through the site increasing public access to the open countryside beyond the site's boundaries. 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>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits which are important in tackling levels of deprivation. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect once development is complete</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne				
SA Objective	Score			Commentary
				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> The Site is located within 400m of public transport provision. It is also accessible to a good range of local services. The development is not considered likely to result in an adverse effect on the highway network due to its scale, and distance from known bottlenecks in the highway network. The development would not support investment in, or result in the loss of transport infrastructure and services. The site is located at the edge of Colne and is accessible to a good range of services by foot, bicycle or public transport. The development of the site could help to encourage travel by non-car modes however topographical changes could work to counter this. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.
				<u>Term</u> Potential permanent minor positive effects. <u>Mitigation</u> Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site is open to individual preference. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The Site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versitle (BMV) Land. As a result the site has a minor negative effect on this objective. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> Adoption of higher densities to reduce land are limited due to location of the site in a prominent view. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is beyond 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>There is potential for pollution of water resources from the development of the site due to its prior use as a landfill. Further investigation will be required to understand the level of contamination and to determine how the site can be safely developed without harming the environment. Overall the site is considered to have minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Possible short to medium term negative effect.</p> <p><u>Mitigation</u></p> <p>Ground Investigation study necessary. Planning conditions will be applied requiring the safe and sensitive treatment of the site for ground contamination to avoid pollutants entering any nearby watercourses.</p> <p><u>Assumptions</u></p> <p>A viable engineering solution can be safely and sufficiently implemented (Low risk).</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA indicates a risk of flooding on site including areas affected by Flood Zone 3. The development of the site could adversely affect flooding in the locality and as such the site has a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Potential permanent minor adverse effects unless sufficiently addressed through the design and planning process.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Layout and design of dwellings informed by the SFRA and site specific drainage information.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Drainage measures may reduce site capacity and increase costs affecting viability (Medium Risk)</p>
	-		
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne		
SA Objective	Score	Commentary
		<p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> The proposals have a likely neutral effect. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> The scale and location of the site means that the site is not suitable for commercial extraction (High probability)</p>

Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne		
SA Objective	Score	Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 - 0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. Site covered by an area of ecological interest (LERN record) The Site is comprised primarily of improved grassland. The Site is not located within a Green Infrastructure corridor.</p> <p>There is potential within the site to provide biodiversity net gain measures. The implementation of these measures is likely to reduce developable area. Overall the proposal has a minor adverse effect.</p> <p><u>Term</u></p> <p>Minor adverse effects during the build process with effects likely to reduce over the longer term.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Effect of Biodiversity net gain measures on viability. Success of measures in providing new suitable and valuable habitats for wildlife.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located is close proximity to any heritage assets. The proposal is unlikely to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site 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 such as the Knotts Lane development located next to the site. 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>

Appendix 5: Assessment of Potential Housing Sites

P001 Land off South Valley Drive, Colne		
SA Objective	Score	Commentary
		<p><u>Term</u> Initial adverse effects experienced during the build phase reducing in the longer term as the development establishes and matures.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing, employment and health and wellbeing objectives owing to the benefits brought by new housing in providing increased choice and access to housing benefiting health measures and helping to tackle levels of deprivation. New homes will support existing business and services in Colne through additional expenditure. The proposal is accessible by foot to some services and facilities as well as public transport, helping to reduce the need to travel by car for some journeys. Not all services are accessible by foot however and so some car usage will be necessary. The edge of settlement location of the site and its location in an elevated position means that negative effects are assessed for its effect on the landscape and efficient use of land. The site is also safeguarded for minerals and as a result the site has a negative effect for this objective. The proposal was formerly as landfill and as such there is potential for contamination during its development. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect.</p>		

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> 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. The proposal is located within a desirable part of Colne with higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u> Permanent significant positive effects from the medium-long term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal 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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
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 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.</p> <p>The Site is located within 800m of a school and 2000m of a secondary school.</p> <p>The proposal will help support existing businesses and services in Colne Town Centre. The proposal will increase the amount and choice of housing within a deprived area of Colne. The proposal will not help regenerate the town, and will result in the loss of greenfield land. Accounting for the above, including the site's accessibility to nearby service provision, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect likely from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be sought for service provision where justified by evidence. Travel Plan measures and new infrastructure may encourage travel by sustainable modes.</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>Success of measures to encourage travel by means other than the car. Medium risk</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne				
SA Objective	Score			Commentary
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 has an informal recreational role with public routes crossing the site. 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>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect once development is complete</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on 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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of public transport provision. It is also accessible to a good range of 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 which act as bottlenecks resulting in short queues and potential highway safety issues.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>The site is located at the edge of Colne and is accessible to a good range of services by foot, bicycle or public transport. The development of the site could help to encourage travel by non-car modes, furthermore there is opportunity to avoid identified problems in the local highway network by accessing the site from the south, (third party land) on balance therefore, the site is considered to have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Access taken from Keighley Road via Third Party Land. 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>Land to the south is available. Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
		Use of sustainable modes of travel in accessing the site is open to individual preference. (Medium)
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 and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view which is important to local townscape.</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 beyond 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Development of the site is unlikely to affect water resources or result in pollutants entering water supply resources. As such, overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with a degree of surface water flood risk. As such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effects with sufficient drainage measures implemented through the design of the development.</p>

Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is reasonably access to nearby services, facilities and sources of employment. The scale of the site and its edge of settlement location mean that the development is unlikely to affect air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne				
SA Objective	Score			Commentary
the sustainable use of natural resources.				Permanent Neutral effect <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is uncertain whether the site contained protected species. The Site is comprised primarily of improved grassland. The Site is adjacent to a Green Infrastructure corridor. BNG measures if implemented successfully and designed to complement this network could link to and expand this corridor. There is potential within the site to provide biodiversity net gain measures. The implementation of these measures is likely to reduce developable area. Overall the proposal is likely to have a neutral effect for this objective. <u>Term</u> Initial adverse effects during the build process with effects likely to reduce over the longer term. Overall a neutral effect is assessed. <u>Mitigation</u> 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. <u>Assumptions</u> None. <u>Uncertainties</u> Effect of Biodiversity net gain measures on viability. Success of measures in providing new suitable and valuable habitats for wildlife.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	--			<u>Likely Significant Effects</u> 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 less than substantial to substantial harm which is unlikely to be mitigated. The proposal would need to be assessed for its public benefits which are unlikely to be sufficient to overcome the arising harm for the historic environment. This conclusion takes into account the findings of the appeal at the adjacent Windermere Avenue which is adjacent to the conservation area. The location of the site at the heart of the conservation area and on land which is on rising-steep land magnifies these effects. A significant adverse effect is assessed for this objective. <u>Term</u> Likely permanent significant adverse effects.

Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>None likely to be suitable or achievable.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site 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 visible in wider vistas and its development would adversely affect the setting of Colne. 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 substantial harm historical environment causing significant and demonstrable harm which is unlikely to be mitigated. The proposal would need to be assessed for its public benefits which are unlikely to be sufficient to overcome the arising harm for the historic environment. This conclusion takes into account the findings of the appeal at the adjacent Windermere Avenue which is adjacent to the conservation area. The location of the site at the heart of the conservation area and on land which is on rising-steep land magnifies these effects. 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 harm identified caused to the conservation area and listed building. Overall significant adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely significant adverse effects potentially reducing over time following completion of the development.</p> <p><u>Mitigation</u></p> <p>Loss of trees to be avoided. New public open space and landscaping to complement and extend into the wider Green Infrastructure network. Mitigation measures are unlikely available to address issues identified on built character, setting and the historic environment.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing, employment and health and wellbeing objectives owing to the benefits brought by new housing in providing increased choice and access to housing benefiting health measures and helping to tackle levels of deprivation. New homes will support existing business and services in Colne through additional expenditure. The proposal is accessible by foot to some services and facilities as well as public transport, helping to reduce the need to travel by car for some journeys. Not all services are accessible by foot however and so some car usage will be necessary. The edge of settlement location of the site and its location in an elevated position means that negative effects are assessed for its</p>		

Appendix 5: Assessment of Potential Housing Sites

P002 Lidgett Triangle, Colne				
SA Objective	Score			Commentary
effect on the landscape and efficient use of land. The site is also safeguarded for minerals and as a result the site has a negative effect for this objective. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect. Significant adverse effects are identified for the effect on heritage and landscape objectives owing to the site's elevated and highly prominent location at the edge of Colne and its location and role within the Lidgett and Bents Conservation Area. A minor positive effect is assessed for climate change objectives owing to the site's accessibility to nearby services.				

P003 Barnfield, Blacko Bar Road, Roughlee				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 23 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 particularly that available within the rural area. As a result the proposal is considered to have a minor positive effect for this policy objective. The proposal is located within a desirable part of Pendle with higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u></p> <p>Permanent positive effects from the medium-long term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (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><u>Likely Significant Effects</u></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 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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral positive effects.</p> <p><u>Mitigation</u></p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee				
SA Objective	Score			Commentary
				<p>None.</p> <p>Assumptions</p> <p>People living on site work locally and/or spend their wages locally.</p> <p>Uncertainties</p> <p>None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	-	-	0	<p>Likely Significant Effects</p> <p>The Site is located in excess of 2,000m from all services/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 2000m of the nearest primary school.</p> <p>Whilst the proposal will not support the regeneration of the borough it will help to sustain the rural area and provide people local to the area with the opportunity to access housing. Despite this, accounting for the above the proposal is assessed to have a minor negative effect for this objective.</p> <p>Term</p> <p>Likely permanent minor adverse effects.</p> <p>Mitigation</p> <p>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.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p>Likely Significant Effects</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 and open countryside. Neighbouring uses are considered to be compatible with the proposed use.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p>Term</p> <p>Likely initial adverse effects reducing to neutral following completion of the development.</p> <p>Mitigation</p> <p>Planning contributions may be taken towards open space.</p>

Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee				
SA Objective	Score			Commentary
				<p><u>Assumptions</u> The development of the Site for the proposed use is viable.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> 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. 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. The development would not support investment in, or result in the loss of transport infrastructure and services. The site is located within the AONB and is distant from most services and facilities. The absence of alternatives means that residents will be forced to drive to access services, goods, and employment. The proposal therefore has a minor negative effect on this objective.</p> <p><u>Term</u> Likely permanent minor adverse effects from the medium term.</p> <p><u>Mitigation</u> Limited opportunity for mitigation owing to the scale and location of the proposal.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u> The Site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u> Permanent adverse effects from the short to medium term.</p> <p><u>Mitigation</u> Adoption of higher densities to reduce land are limited due to location of the site in a prominent view which is important to local townscape.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee		
SA Objective	Score	Commentary
		None.
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is within 10m of a water course (Pendle Water).</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Development of the site is unlikely to affect water resources or result in pollutants entering water supply resources.</p> <p>Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects for the potentially reducing following the build period.</p> <p><u>Mitigation</u></p> <p>Surface water flow into the water course would need to be managed and treated.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Development layout could reduce potential effects of development on watercourse.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that part of site is located in Flood Zone 2/3 with medium surface water flood risk. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>SFRA advise that an exception test is required. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Development to be located outside of flood risk areas.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The scale of the site means that the development and its location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee				
SA Objective	Score		Commentary	
			<p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0		<p>Likely Significant Effects The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Permanent Neutral effect</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p>Likely Significant Effects 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>The Site is adjacent to a Green Infrastructure corridor and as such its development is unlikely to harm this corridor.</p>

Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee		
SA Objective	Score	Commentary
	-	<p>There is potential within the site to provide biodiversity net gain measures in particular adjacent to Pendle Water. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p><u>Term</u> Minor adverse effects reducing in the medium to long term with mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. BNG measures have the potential to complement and enhance the condition and value of the watercourse for wildlife. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Effect of biodiversity net gain measures on developable area. Success of measures in providing new suitable and valuable habitats for wildlife.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u> Permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u> The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The limited scale of the site, and its 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>

Appendix 5: Assessment of Potential Housing Sites

P003 Barnfield, Blacko Bar Road, Roughlee		
SA Objective	Score	Commentary
		<p><u>Term</u> Significant adverse effects likely to remain permanent.</p> <p><u>Mitigation</u> A much reduced scale of development. High standard of design and materials use. Landscaping open space. TPO trees to remain.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing, employment and health and wellbeing objectives owing to the benefits brought by new housing in providing increased choice and access to housing benefiting health measures and helping to tackle levels of deprivation. New homes will support existing business and services in the rural area and provide opportunity for local people to remain in the local area. The proposal is in a relatively inaccessible location to services requiring people to travel by car. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect. Significant adverse effects are identified for flood risk objectives with the site being affected by flooding issues and located adjacent to Pendle Water. The proposal also is assessed to have a significant adverse effect on landscape objectives owing to the site's location within the Forest of Bowland Area of outstanding natural beauty and the scale and type of development proposed which would be inconsistent with the built and natural character of the area degrading the landscape and townscape quality. Significant harm would likely arise as a result of the development which cannot be mitigated unless the proposal was substantially reduced in scale. Neutral effects are assessed for climate change objectives.</p>		

P004 Land South of Quernemore Drive, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 59 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 particularly that available within the rural area. As a result the proposal is considered to have a minor positive effect for this policy objective. The proposal is located within a desirable part of Pendle with higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u> Permanent positive effects from the medium-long term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u> Homes are affordable to local people (medium risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></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.	+	-	0	<p><u>Like Significant Effects</u></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.</p> <p>The Site is within 2000m of the nearest primary school</p> <p>Whilst the proposal will not support the regeneration of the borough it will help to sustain the rural area and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely initial adverse effects reducing to neutral over time.</p> <p><u>Mitigation</u></p> <p>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.</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>Success of measures to encourage travel by means other than the car. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook				
SA Objective	Score			Commentary
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>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>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely initial adverse-neutral effects improving to minor positive effects following completion of the Site.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on 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	<p><u>Likely Significant Effects</u></p> <p>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.</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>
	+			<p>The site is located adjacent to a Rural Service Centre and is accessible to some services and facilities by foot, bicycle and public transport. The relatively limited services available within and accessible to Kelbrook means that some journeys will continue to be undertaken by car, however the location of the site provides alternatives to residents. Accounting for the above, the proposal therefore has a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent positive effects.</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>Scope and viability to promote and invest in sustainable transport modes.</p>

Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook			
SA Objective	Score		Commentary
			<u>Uncertainties</u> 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.	-		<u>Likely Significant Effects</u> The Site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versile (BMV) Land. As a result the site has a minor negative effect on this objective. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> Adoption of higher densities to reduce land are limited due to location of the site in a prominent view which is important to local townscape. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The Site is beyond 50m from the nearest watercourse/body. The development is unlikely to require any upgrade to water management infrastructure. Development of the site is unlikely to affect water resources or result in pollutants entering water supply resources. As such, overall the site is considered to have neutral effect on this objective. Overall the proposal is considered likely to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking	-		<u>Likely Significant Effects</u> The SFRA finds that part of the site is affected by Flood Risk, and as such the site is considered to have a minor adverse effect for this objective.

Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook		
SA Objective	Score	Commentary
into account the effects of climate change.		<p><u>Term</u> Minor adverse effect potentially reducing to neutral effects with sufficient drainage measures implemented through the design of the development.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, form and type of development to be informed by site specific drainage information. Site development could avoid areas at most risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The scale of the site means that the development and its location is removed from existing sources of pollution meaning that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.87. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook				
SA Objective	Score			Commentary
				Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p>Likely Significant Effects</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> <p>The Site is adjacent to a Green Infrastructure corridor and as such its development may result in harm to this corridor.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p>Term</p> <p>Minor adverse effects potentially reducing in the longer term with mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. BNG measures have the potential to complement and enhance the condition and value of the watercourse for wildlife. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Effect of Biodiversity net gain measures on developable area. Success of measures in providing new suitable and valuable habitats for wildlife.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p>Likely Significant Effects</p> <p>The site is not considered to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P004 Land South of Quernemore Drive, Kelbrook		
SA Objective	Score	Commentary
		<p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site is located 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 towards 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><u>Term</u></p> <p>Likely minor 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><u>Mitigation</u></p> <p>High standard design, layout and massing. Landscaping and open space. Opportunity available to enhance the setting and appearance of the settlement when entering from the south.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Quality of development and responsiveness to site context if brought forward. Medium risk.</p>
<p>Summary: The proposal scores positively for housing, employment and health and wellbeing objectives owing to the benefits brought by new housing in providing increased choice and access to. New homes will support existing business and services in the rural area and provide opportunity for local people to remain in the local area. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car. The loss of habitats, including those used by protected species, though potentially offset through biodiversity net gain measures also has a negative effect. Minor adverse effects are identified for landscape objectives owing to the site's edge of settlement and elevated location taking into account the opportunity to enhance the setting on Kelbrook in this location. Adverse effects are assessed for flood risk given surface water flooding identified at the lower end of the site. Potential for this to be avoided and incorporated into the layout of the development. A neutral effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 200 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 Colne. As a result the proposal is considered to have a significant positive effect for this policy objective. The proposal is located within a more desirable part of Colne with higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium-long term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (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><u>Likely Significant Effects</u></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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short-medium term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	++	<p><u>Like Significant Effects</u></p> <p>The Site 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.</p> <p>Whilst the proposal will not support the regeneration of the borough its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive effect from the medium to long term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success of measures to encourage travel by means other than the car. Medium risk.</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 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>
	0			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits however would not outweigh the wider harm identified above for the wider population. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely initial adverse-neutral effects improving to neutral effects following completion of the Site implementing mitigation measures.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>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.</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. Castle Road is also of insufficient width to accommodate passing vehicles and pedestrians and has the character of a rural lane to the east.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>The site is located adjacent to Colne and is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift. Highway improvements required to Castle Road.</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>
	0		
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 and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view which is important to local townscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is beyond 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Development of the site is unlikely to affect water resources or result in pollutants entering water supply resources. As such, overall the site is considered to have neutral effect on this objective.</p>
	0		<p>Overall the proposal is considered likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1, and has a limited risk of flooding from all sources and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p>

Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne				
SA Objective	Score			Commentary
				<u>Assumptions</u> None <u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0			<u>Likely Significant Effects</u> The site has a suitability score of 3.96. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage. <u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective. <u>Term</u> Permanent loss where developed. A permanent minor adverse effect. <u>Mitigation</u> To be determined in consultation with Lancashire County Council. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	--	<u>Likely Significant Effects</u> The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. 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. The Site a locally important source of green infrastructure and its development will result in its permanent loss.

Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne		
SA Objective	Score	Commentary
	-	<p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p><u>Term</u> Minor adverse effects from the short to medium term and most significant at construction and after occupation. Reducing in the longer term with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on to the site in line with policy, particularly where this will benefit existing wildlife. Open space and landscaping. The Site has the potential to connect to and enhance the local green infrastructure network running to the east which is within the same landownership. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u> A previous planning application to develop the Site was dismissed at appeal owing to the assessed level of harm caused to the nearby conservation area which was not outweighed by the public benefits. This assessment is carried forward to this appraisal noting the absence of evidence available which would lead to a different conclusion. Significant adverse effects are assessed for this objective.</p> <p><u>Term</u> Significant adverse effects potentially reducing over time depending on the quality and layout of the development.</p> <p><u>Mitigation</u> Developing land distant to the Conservation Area and Listed Buildings close to the high school may 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The degree of harm caused and public benefits associated with the development will not be known until the planning application stage (Low risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P005 Land between Skipton Old Road and Castle Road, Colne		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The Site in part displays some of features which reflect the prevailing landscape character within this zone, including broad open areas, dry stone walls, and moorland grasses. Within the west however the prevailing character is semi urban being located on the urban fringe and influenced by modern development. The Site is comprised on greenfield land situated on the east of Colne. The land raises to a high point to the east of the site and likely to be visible from surrounding areas. The development would link the Lidgett and Bents Conservation Area to Colne and result in significant urban change resulting in the loss of “the rough” which forms part of the green infrastructure of Colne. The loss of this site to development would represent a significant adverse effect for this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects likely to remain permanent.</p> <p><u>Mitigation</u></p> <p>A much reduced scale of development confined to the north and western part of the Site. High standard of design and materials use. Landscaping open space could reduce the level of harm identified.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car however the proposal is likely to have some limited harm to the wider highway network noting the character and limitations of the wider rural highway network. Health scores are neutral with the benefits of new homes offset by the wider loss of recreational space valued by the wider community. The proposal also has negative effects on objectives for the effective use of land and resources due to the site’s greenfield character and location within land identified by Lancashire County Council as safeguarded land. The loss of habitats, including those used by protected species, though potentially offset through biodiversity net gain measures also has a negative effect. Significant adverse effects are identified for heritage and landscape objectives owing to the site’s edge of settlement and elevated location and close proximity to the Lidgett and Bents Conservation Area. There is potential to reduce these effects by developing only part of the site to the north, therefore avoiding interactions with the conservation area. Adverse effects are still however likely to occur and the degree of these effects will be dependent on the detailed design.</p>		

Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 38 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 Barnoldswick. As a result the proposal is considered to have a minor positive effect for this policy objective. The proposal is located within a more desirable part of the borough with higher land values. As such the development of affordable housing at the site is likely to be viable.</p> <p><u>Term</u></p> <p>Permanent positive effects from the short term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>Affordable housing can be provided on site taking into account any site specific costs.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (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><u>Likely Significant Effects</u></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 (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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m of all services and/or 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.</p> <p>Whilst the proposal will not support the regeneration of the borough its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive for the plan period</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success of measures to encourage travel by means other than the car. Medium risk.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	?	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP and open space. Little scope exists to provide new open space on site. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, commercial uses and open countryside. The proposed use of residential is likely to be compatible with existing uses however further assessment will be required.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have 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. Further assessment required.</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>

Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>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.</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>The site is located adjacent to Barnoldswick and is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a minor positive effect on 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 to 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>
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 and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view which is important to local townscape.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to result in water quality or quantity issues.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Avoidance of development close to watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 with limited risk of flooding from surface water and groundwater flooding. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific drainage report.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p>

Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick				
SA Objective	Score			Commentary
				<u>Assumptions</u> None <u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<u>Likely Significant Effects</u> The site has a suitability score of 4.39. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage. <u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is uncertain whether the site contained protected species. The Site is comprised primarily of improved grassland. The Site is adjacent to a Green Infrastructure corridor and would not adversely affect this corridor. Its development is unlikely to affect this corridor and could give rise to opportunity for its enhancement

Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick		
SA Objective	Score	Commentary
	0	<p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u> Neutral effects with potential for minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u> 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 Gillians Conservation Area could result less than substantial harm. The suitability of the proposal will need to be considered based on the public benefits arising from the proposal. Minor adverse effects are identified for this objective.</p> <p><u>Term</u> Minor adverse effects potentially reducing over time depending on the quality and layout of the development.</p> <p><u>Mitigation</u> Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets. Assessment of impact through planning application and submission of heritage statement.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The degree of harm caused and public benefits associated with the development will not be known until the planning application stage (Low risk)</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> 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 sensitivity. TPOs along north and west boundary. Minor adverse effects are assessed for this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P010 Land at Wapping, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Term</u> Minor adverse effects potentially reducing to neutral over the longer term if developed sensitively.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car however. The proposals also scores positively for Health objectives owing to the benefits associated with the provision of new housing. Regeneration objectives have a minor positive effect due to the opportunity provided for residents for new homes and support provided as a result of the development. The proposal also has negative effects on objectives for the effective use of land due to the site's greenfield character. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect. Adverse effects are also identified for heritage and landscape objectives owing to the site's edge of settlement location and close proximity to the nearby Conservation Area. The suitability of the proposal will depend on the degree of harm caused measured against the public benefits of the scheme. The proposal scores neutrally for other objectives.</p>		

P011 Land at Former Richard Street Nurseries, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 35 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 Brierfield. The proposal is located of weak land values. As such the development of affordable housing at the site is unlikely. Notwithstanding this the proposal is considered to have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the short term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Homes are affordable to local people (low risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>Scope for mitigation by contribution is limited by low viability.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></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><u>Like Significant Effects</u></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>Whilst the proposal will not support the regeneration of the borough its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have 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>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield				
SA Objective	Score			Commentary
				Unlikely that additional contributions could be had from development towards infrastructure/service enhancement given low viability of site.
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.</p> <p>Little scope exists for the site to accommodate on-site open space provision. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses. The proposed use of residential is considered compatible with existing uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive 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>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services which has an excellent frequency. The Site is accessible to a wide range of services.</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>The site is located within Brierfield and close its town centre. The site is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a minor positive effect on 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>
	+			

Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield		
SA Objective	Score	Commentary
		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) Scope and viability to promote and invest in sustainable transport modes.
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p>Likely Significant Effects</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>Term</p> <p>Permanent significant positive effects.</p> <p>Mitigation</p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p>Likely Significant Effects</p> <p>The Site is located within 10m of a body of water.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Ground investigation works will be needed to understand whether the proposal will affect water quality if redeveloped.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Minor negative effects potentially reduced by careful development of the Site.</p> <p>Mitigation</p> <p>Development should take place away from the watercourse.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Findings of ground investigation surveys may render the site unsuitable for development or make the proposal unviable.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects</p> <p>The SFRA confirms that part of the site is Flood Zone 2/3. The site is also subject to a high risk of flooding from surface water. A minor adverse effect is assessed for this objective.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield		
SA Objective	Score	Commentary
		<p>Minor adverse effects reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific flood modelling will be required to inform the extent and scope for development. Further site assessment to inform detailed site design.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk). Low viability means that there is limited scope for travel plan measures to be implemented.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.09. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>None likely viable.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield				
SA Objective	Score			Commentary
				Low viability means that additional measures of sustainable design and construction, including the generation of renewable energy are unlikely to be feasible.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect over the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is uncertain whether the site contained protected species. The Site does not contain any priority habitats the Site is an urban site. Development of the site would not affect the Green Infrastructure Network but is adjacent to existing greenspace and could enhance access to this.</p>
	0			<p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area and would affect site viability. Overall, taking into account the above, the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects with potential for minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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. 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk. Effect of BNG on viability of development – High Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P011 Land at Former Richard Street Nurseries, Brierfield		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is 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 and urban decay. The redevelopment of this site could enhance the quality of the existing built environment.</p> <p><u>Term</u></p> <p>Permanent positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Quality of development and responsiveness to site context if brought forward. Medium risk.</p>
<p>Summary: This urban site scores positively for measures of townscape quality, securing the reuse of land, climate change, supporting regeneration, landscape/townscape and public transport objectives. The proposal also scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. Limitations in viability means that the proposals effects for these objectives are more limited than otherwise could be. The proposal is affected by flood risk and drainage issues and as such is assessed as having a negative effect on these objectives. The previously developed nature of the site and its proximity to an existing watercourse give rise to the possibility of adverse effects for pollution objectives. The limited viability of the site means that any issue identified in relation to this issue may mean that the site cannot come forward. Similarly BNG requirements may also render the site unviable. The proposal scores neutrally for other objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 48 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 Brierfield. As a result the proposal is considered to have a minor positive effect for this policy objective. The proposal is located of weak land values. As such the development of affordable housing at the site is unlikely.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (low risk) Area of low viability and so the provision of affordable housing on site is unlikely (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><u>Likely Significant Effects</u></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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>Scope for mitigation by contribution is limited by low viability.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m of all services and/or 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.</p> <p>Whilst the proposal will not support the regeneration of the borough its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive from the medium term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP and open space. Scope is available to provide new open space within the development site. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, open countryside, and Leeds and Liverpool Canal. The proposed use of residential is considered compatible with existing uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>

Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services which has a relatively good frequency. 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. The site is located within Brierfield and close its town centre. The site is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a minor positive effect on 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)Scope and viability to promote and invest in sustainable transport modes.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.</p>
				<p><u>Term</u></p> <p>Permanent minor adverse effects from the short to medium term.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to the Leeds and Liverpool Canal on land that is lower in elevation than the canal. The development is unlikely therefore to affect the water quality of the canal, however has the potential to affect its infrastructure and management given its close proximity.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect</p> <p><u>Mitigation</u></p> <p>Development should be sufficiently off-set from the canal to avoid harming its structural integrity and to enable its continued safe management.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The need to offset development away from the canal may reduce the development area and may affect viability.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that 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.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Detailed modelling required in order to understand impacts of flooding on development, developable area and access.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk). Low viability means that there is limited scope for travel plan measures to be implemented.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.39. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation None likely viable.</p> <p>Assumptions None.</p> <p>Uncertainties Low viability means that additional measures of sustainable design and construction, including the generation of renewable energy are unlikely to be feasible.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed. A minor adverse effect is assessed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated ecological site.</p> <p>Site is adjacent to a BHS; an ecological interest. The Site is comprised primarily of improved grassland with some scattered scrub.</p> <p>The Site is adjacent to a Green Infrastructure corridor. Its development is unlikely to harm this corridor noting the difference in levels between the site and canal corridor.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area and would affect site viability. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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 south and west. The design and layout should make the most of this with enhanced access for residents and corridors for wildlife within the development. 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk. Effect of BNG on viability of development – Medium Risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to the Leeds and Liverpool Canal which is historically significant to the industrial heritage of the Borough. The Leeds and Liverpool Canal corridor has transitional character as it traverses the Borough, routing through urban and rural environments. The character of the canal near to the site is semi-rural, influenced by modern suburbia, the open countryside, and regenerated warehousing/mills. The development is unlikely to significantly alter this environment noting the presence of existing modern suburban development to the north. Any harm caused could be minimized subject to the design, orientation, layout and quality of housing proposed. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely in the short term. This will have the tendency to reduce over time as the development settles into the wider landscape. It would reduce more quickly with adoption of high quality and sensitive design measures.</p> <p><u>Mitigation</u></p> <p>High quality housing. Development which respects the character and industrial landscape of the canal, providing for a positive relationship.</p>

Appendix 5: Assessment of Potential Housing Sites

P014 Land South of Wood Clough Platts, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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><u>Term</u></p> <p>Minor adverse effects reducing towards neutral with mitigation measures and as the development matures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car however. The proposals also scores positively for Health objectives owing to the benefits associated with the provision of new housing. Regeneration objectives have a minor positive effect due to the opportunity provided for residents for new homes and support provided as a result of the development. The proposal also has negative effects on objectives for the effective use of land and use of resources due to the site's greenfield character and location within a safeguarded area. The loss of habitats, though potentially offset through biodiversity net gain measures also has a negative effect. Adverse effects are also identified for landscape objectives owing to the site's edge of settlement location and visibility from wider public routes. Flood risk and the proximity of the site to water infrastructure (the Leeds and Liverpool Canal) also give rise to adverse effects for water related objectives. The proposal has limited suitability owing to the issues identified and as a result has a negative score for its effects on climate change. The proposal scores neutrally for other objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 105 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 Brierfield. The proposal is located of weak land values. As such the development of affordable housing at the site is unlikely. Notwithstanding this, the benefits provided by a significant contribution to the improvement and increased diversity of housing stock within Brierfield results in a conclusion of a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (low risk). Area of low viability and so the provision of affordable housing on site is unlikely (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><u>Likely Significant Effects</u></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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short to medium term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>Scope for mitigation by contribution is limited by low viability.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m of all services and/or 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 2000m of a primary school.</p> <p>Whilst the proposal will not support the regeneration of the borough its development will support local businesses and services and provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive for the plan period</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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.	+	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. The Site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>A reduction in developable area and/or the requirement for open space provision (including equipment and infrastructure) could render the proposal unviable (Medium Risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works			
SA Objective	Score		Commentary
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> 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. The Site does not benefit from a suitable access, or which can be readily mitigated and as such has an adverse effect for this objective. The development would not support investment in, or result in the loss of transport infrastructure and services. The site is somewhat accessible to Brierfield town centre. The availability of services locally reduces the need to travel by car. Taking this into account, and noting the above, the proposal is assessed to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects with implementation of mitigation measures. <u>Mitigation</u> The option for a suitable access looks unlikely unless P014 is developed first. <u>Assumptions</u> None. <u>Uncertainties</u> Opportunity to provide sufficient infrastructure improvements to enable safe and sufficient access. Scope in viability to support mitigation measures and contributions where needed is limited. (Medium risk)
	0		
6. To encourage the efficient use of land and conserve and enhance soils.	-/+		<u>Likely Significant Effects</u> The Site is mostly greenfield though contains brownfield features from its previous use. The Site is not known to include Best and Most Versatile Land (BMV) and as a result is considered to have a mixed effect on this objective. <u>Term</u> Permanent mixed effects <u>Mitigation</u> Adoption of higher densities to reduce land take if appropriate. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	--	0	<u>Likely Significant Effects</u> The Site is located within 10m of a body of water. The development is unlikely to require any upgrade to water management infrastructure.

Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works		
SA Objective	Score	Commentary
	-	<p>It is possible that the development of the site could affect water quality noting the form land use affecting part of the site. Further study necessary to understand this.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effects potentially reduced by careful development of the Site.</p> <p><u>Mitigation</u></p> <p>Development should take place away from the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Whether the proposal will affect water quality is unclear. Further study is necessary. Depending on the conclusion of this assessment extensive land remediation works may be required in order for the proposal to represent a suitable location for housing without affecting the environment due to ground contaminants. The scale and costs associated with these works could render the proposal unviable (Low-Medium Risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that 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.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Detailed modelling required in order to understand impacts of flooding on development, developable area and access.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p>

Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk). Low viability means that there is limited scope for travel plan measures to be implemented.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.26. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> None likely viable.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability means that additional measures of sustainable design and construction, including the generation of renewable energy are unlikely to be feasible.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated ecological site.</p> <p>Site is adjacent to a BHS; an ecological interest. The Site is comprised primarily of improved grassland with some scattered scrub.</p> <p>The Site is located within the Green Infrastructure Network and its development for housing is likely to result in adverse effects.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area and would affect site viability. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the implementation of mitigation measures.</p>
	-			<p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk. Effect of BNG on viability of development – Medium Risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent Neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is 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</p>

Appendix 5: Assessment of Potential Housing Sites

P015 Former Brierfield Wastewater Treatment Works		
SA Objective	Score	Commentary
		<p>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><u>Term</u> Minor adverse effects reducing towards neutral with mitigation measures and as the development matures.</p> <p><u>Mitigation</u> Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal benefits from some access to services and facilities locally as well as public transport, providing residents with a realistic alternative to the car as a means to travel. A proportion of residents will continue to travel by car however. The proposals also scores positively for Health objectives owing to the benefits associated with the provision of new housing. Regeneration objectives have a minor positive effect due to the opportunity provided for residents for new homes and support provided as a result of the development. The proposal also has negative effects on objectives for the use of resources due to the site's location within a safeguarded area. The loss of habitats, the site's proximity to ecological designations and the sites role within the Borough's Green Infrastructure Network mean that the site has an adverse effect for biological objectives. Adverse effects are also identified for landscape objectives owing to the site's edge of settlement location and visibility from wider public routes. Flood risk from a number of sources and the proximity of the site to a water course owing the site's form use also give rise to adverse effects for water related objectives. The proposal has limited suitability owing to the issues identified and as a result has a negative score for its effects on climate change. The proposal scores neutrally for other objectives.</p>		

P016 Roughs Barn, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 12 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Salterforth. The proposal would make a limited contribution towards affordable housing need. Based on the above, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p>

Appendix 5: Assessment of Potential Housing Sites

P016 Roughts Barn, Salterforth				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The proposal does not involve employment land and so scores neutrally for the effects on employment land. 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. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective. <u>Term</u> Permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. 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. <u>Uncertainties</u> 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.	+	-	+	<u>Like Significant Effects</u> 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. Whilst the proposal will not support the regeneration of the borough its development will provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective. <u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> The Site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.

Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth				
SA Objective	Score			Commentary
				<p>Assumptions None.</p> <p>Uncertainties Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects The Site is located within 800m of a GP or open space. Little Scope exists within the development to accommodate new open space however the proposal is limited in scale and so its affects are unlikely to be significant. The Site is bordered by existing residential uses and open countryside. The proposed use of residential is considered compatible with existing uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term Minor positive effects from the medium term.</p> <p>Mitigation Provision of open space in accordance with standards on site (Scope however limited).</p> <p>Assumptions None.</p> <p>Uncertainties 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>Likely Significant Effects 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. The site is accessible to only a limited range of services and facilities. Walking/cycling infrastructure is available connecting the site to services in Barnoldswick. The proposal is likely to promote travel by car albeit by a limited degree which will not affect existing infrastructure.</p>
	+			<p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p>Term Minor positive effect from the medium term.</p> <p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth		
SA Objective	Score	Commentary
		<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>Assumptions Scope and viability to promote and invest in sustainable transport modes.</p> <p>Uncertainties Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p>Likely Significant Effects The Site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.</p> <p>Term Permanent minor adverse effects.</p> <p>Mitigation Adoption of higher densities to reduce land take if appropriate.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
7. To conserve and enhance water quality and resources	- 0	<p>Likely Significant Effects The Site is located within 50m from the nearest watercourse/body. The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p> <p>Term Minor adverse effect reducing with mitigation measures.</p> <p>Mitigation Avoidance of development close to watercourse.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1, with some risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. 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><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is of limited scale and therefore not likely to significantly contribute to any existing air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P016 Roughts Barn, Salterforth			
SA Objective	Score		Commentary
			<p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	<p>0</p> <p>Likely Significant Effects</p> <p>The Site is located within 100m of a locally designated ecological site.</p> <p>Part of the Site is covered by an area of ecological interest (LERN record). The Site primarily consists of improved grassland.</p> <p>Development of the site would not affect the Green Infrastructure Network.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have an minor adverse effect for this objective.</p> <p>Term</p> <p>Minor adverse effects with the potential to reduce with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Success and management of open space and biodiversity measures. Low-medium risk</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The Site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term</p> <p>Permanent Neutral effects</p>

Appendix 5: Assessment of Potential Housing Sites

P016 Roughs Barn, Salterforth		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u> 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 12 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><u>Term</u> Permanent neutral effects with mitigation measures.</p> <p><u>Mitigation</u> Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services but these benefits are limited by the scale of the site. The proposal has limited access to services and facilities available locally as well as public transport providing some degree of travel options for residents. Health and regeneration objectives have limited benefit also. The adverse effects of the proposal are limited due to the small scale nature of the proposal limiting the degree of effect caused. The most significant effects caused relate to the effects had on biodiversity and the effective use of land and use of resources. The small scale nature of the site and its contained location results in a neutral effect on the local landscape. Neutral effects are assessed for impact on climate change, the historic environment and flood risk.</p>		

Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 30 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Salterforth. The proposal would make a limited contribution towards affordable housing need. Based on the above, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal 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 (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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally. 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><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Like Significant Effects</u></p> <p>The Site 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>Whilst the proposal will not support the regeneration of the borough its development will provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have 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>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</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 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 use of residential is considered compatible with existing uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site (Scope however limited).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth			
SA Objective	Score		
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0
	+		
6. To encourage the efficient use of land and conserve and enhance soils.	-		

Likely Significant Effects

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.

The site is accessible to only a limited range of services and facilities. Walking/cycling infrastructure is available connecting the site to services in Barnoldswick. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure.

Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.

Term

Minor positive effect from the medium term.

Mitigation

Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links to encourage a modal shift.

Assumptions

Scope and viability to promote and invest in sustainable transport modes.

Uncertainties

Use of sustainable modes of travel in accessing the site. (Medium)

Likely Significant Effects

The Site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.

Term

Permanent minor adverse effects.

Mitigation

Adoption of higher densities to reduce land take if appropriate.

Assumptions

None.

Uncertainties

None.

Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Avoidance of development close to watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1, with some risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. 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><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is of limited scale and therefore not likely to significantly contribute to any existing air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.61. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated ecological site.</p> <p>Part of the Site is covered by an area of ecological interest (LERN record). The Site primarily consists of improved grassland.</p> <p>Development of the site would not affect the Green Infrastructure Network.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have an adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects from the medium term with potential to reduce with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.		0	<p><u>Likely Significant Effects</u></p> <p>The Site is not affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent Neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.		-	<p><u>Likely Significant Effects</u></p> <p>The Site is 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</p>

Appendix 5: Assessment of Potential Housing Sites

P017 Land off Kelbrook Road, Salterforth		
SA Objective	Score	Commentary
		<p>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>Term Minor negative effect reducing with the implementation of mitigation measures.</p> <p>Mitigation Scale, siting, layout and design of development, together with open space/landscaping may soften the effects of the development on these assets.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal has limited access to services and facilities available locally as well as public transport providing some degree of travel options for residents. Health and regeneration objectives have limited benefit also. The adverse effects of the proposal relate to the effects had on biodiversity and the effective use of land and use of resources, and effect on the local landscape. The site is slightly larger than P016 which is adjacent to the site but does not relate as closely to existing built form exposing the site to wider viewpoints serving to magnify the effects caused. Neutral effects are assessed for impact on climate change, the historic environment and flood risk.</p>		

P019 Land West of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The Site has capacity for 30 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Laneshaw Bridge. The proposal would make a limited contribution towards affordable housing need. Based on the above, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal 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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally. 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><u>Uncertainties</u></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.	0	-	0	<p><u>Like Significant Effects</u></p> <p>The Site is located within 2000m of any key service.</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>Whilst the proposal will not support the regeneration of the borough its development will provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>Minor negative effect from the medium term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge				
SA Objective	Score			Commentary
				Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.
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 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 use of residential is considered compatible with existing uses.</p>
	0			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site (Scope however limited).</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	<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>The site is accessible to only a limited range of services and facilities. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure.</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>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><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p>

Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge			
SA Objective	Score		Commentary
			<u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The Site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> Adoption of higher densities to reduce land take if appropriate. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The Site is beyond 50m from the nearest watercourse/body. The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have neutral effect on this objective. <u>Term</u> Permanent Neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and a low risk flooding. The site is however is likely to fulfil a role in preventing local surface water flooding. <u>Term</u> Neutral effects with implementation of mitigation measures. <u>Mitigation</u>

Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout and design to avoid increasing flood risk and managed sources of flood risk at the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is of limited scale and therefore not likely to significantly contribute to any existing air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.48. The site therefore has a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge			
SA Objective	Score		Commentary
the sustainable use of natural resources.			<p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></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> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects with potential for minor positive effects in the longer term with implementation of mitigation measures.</p>
	0		<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>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. Taking this into account it is assessed that the proposal would not harm the historic environment, and a neutral effect is concluded for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects depending on the design details.</p> <p><u>Mitigation</u></p> <p>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>

Appendix 5: Assessment of Potential Housing Sites

P019 Land West of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>The site does not play a significant role in the significance of the heritage assets.</p> <p><u>Uncertainties</u></p> <p>To be determined by site specific detailed evidence.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The Site 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 an infill opportunity 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><u>Term</u></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><u>Mitigation</u></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><u>Assumptions</u></p> <p>Development is contained only in the southern part of the site continuing with the line of development from Hartley Gardens.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal has limited access to services and facilities available locally with accessible public transport providing some degree of travel options for residents. This is a significant contributor to the assessment of adverse effects for climate change though it should be acknowledged that the site is limited in scale and there will be means available to reduce this effect without rendering the site unviable. Health and regeneration objectives have limited benefit also relative the scale of the proposal. The adverse effects of the proposal relate to the effects had on the effective use of land and use of resources, and effect on the local landscape. This is caused by the undeveloped nature of the proposal and its location of steep ground rising above the linear settlement pattern. Neutral effects are assessed for wider objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 16 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Salterforth. The proposal would make a limited contribution towards affordable housing need. Based on the above, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal 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 (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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally. 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><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>Like Significant Effects</u></p> <p>The Site 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>Whilst the proposal will not support the regeneration of the borough its development will provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the short to medium term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</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 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 use of residential is considered compatible with existing uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site (Scope however limited).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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>The site is accessible to only a limited range of services and facilities. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure.</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>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><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to include Best and Most Versatile Land (BMV). As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p><u>Likely Significant Effects</u></p> <p>The Site is beyond 50m from the nearest watercourse/body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p>

Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth		
SA Objective	Score	Commentary
	0	<p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and a low risk flooding. The site is however is likely to fulfil a role in preventing local surface water flooding.</p> <p><u>Term</u> Permanent Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout and design to avoid increasing flood risk and managed sources of flood risk at the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is of limited scale and therefore not likely to significantly contribute to any existing air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.57. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated ecological site.</p> <p>Part of the Site is covered by an area of ecological interest (LERN Record). The Site is predominantly improved grassland.</p> <p>The Site forms part of the Green Infrastructure Network. Its development would result in a loss to this network which is unlikely to be mitigated.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area. Overall, taking into account the above, the proposal is likely to have a minor adverse effect for this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth		
SA Objective	Score	Commentary
	-	<p><u>Term</u> Likely minor adverse effects reducing over the longer term with implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> 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><u>Term</u> Minor negative effects potentially reducing in the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P020 Land south west of Spen Head Farm, Salterforth				
SA Objective	Score		Commentary	
			<u>Uncertainties</u> None.	
Summary: The proposal scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. The proposal has limited access to services and facilities available locally with accessible public transport providing some degree of travel options for residents. Health and regeneration objectives have limited benefit also relative the scale of the proposal. The adverse effects of the proposal to the effects had on biodiversity and the effective use of land and use of resources, and effect on the local landscape. This is caused by the undeveloped nature of the proposal and its relative limited containment resulting in it being visible from wider vistas. Neutral effects are assessed for wider objectives.				

P021 Bridge Street Stoneyard, Colne				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The Site has capacity for 37 dwellings. The proposal will help to diversify and improve the quality of housing stock available within a deprived community of Colne. The proposal would unlikely contribute towards affordable housing need. Notwithstanding this based on the above, it is concluded that the proposal will have a positive effect for this policy objective. <u>Term</u> Permanent positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> Viability constraints are likely to affect housing and tenure provided on site (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> The proposal would result in the loss of land currently used for employment. 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. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. The proposal would take place on land currently used for employment, resulting in potential job losses. Accounting for the above, the site is considered to score a neutral effect for this objective. <u>Term</u>

Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne				
SA Objective	Score			Commentary
				Permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. 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. <u>Uncertainties</u> 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.	++	-	+	<u>Like Significant Effects</u> 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 2,000m from a secondary school. The proposal will support the regeneration of the borough its development will also provide people local to the area with the opportunity to access housing. <u>Term</u> Minor positive effect for the plan period
	+			<u>Mitigation</u> The Site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met. <u>Assumptions</u> None. <u>Uncertainties</u> Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<u>Likely Significant Effects</u> 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 existing recreation. The proposed use of residential is considered compatible with existing uses. The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.
	0			<u>Term</u>

Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne				
SA Objective	Score			Commentary
				Permanent neutral effects. <u>Mitigation</u> Provision of open space in accordance with standards on site (Scope however limited). <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 400m of all assessed transport services. The development of this scale and location is unlikely to result on adverse effects for the highway network. The wider highway network experiences extensive queuing during peak hours. The proposal is however accessible by foot to most services and sources of employment, as well as high quality public transport services. The proposal would promote access by non-car modes. The development would not support investment in, or result in the loss of transport infrastructure and services. The site is accessible to only a limited range of services and facilities. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure. Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.
	+			<u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	++			<u>Likely Significant Effects</u> The Site is comprised of previously development land. <u>Term</u> Permanent significant positive effects over the plan period. <u>Mitigation</u> None. <u>Assumptions</u> None.

Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Role and use of land for employment. Viability for residential development.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is within 10m of a watercourse (Colne Water).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>The site may be contaminated. Its redevelopment could result in contamination of water resources if not sensitively and appropriately addressed.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy. Requirement for ground investigation report with subsequent measures addressing land contamination addressed through the construction process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and market demand for the type of development which might only be developable at the Site. This is particularly significant should ground investigation show the need for extensive ground works (Medium-high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the Site are located within FZ2/FZ3, with the site affected by the risk of flooding. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing to a permanent neutral effect with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development layout, site, form and massing to be informed by site specific flood risk information.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne		
SA Objective	Score	Commentary
		Viability to address drainage issues and effect on viability caused by reduced developable area. Effects of climate change of flood risk. Medium
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is in an accessible location encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.74. The site therefore has a positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne			
SA Objective	Score		Commentary
			None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- +	<p><u>Likely Significant Effects</u></p> <p>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 however forms a developed site in active use for employment. Its redevelopment provides an opportunity to enhance this network, particularly the river corridor providing overall benefit.</p> <p>Balancing the above, the proposal is assessed to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Initial adverse effect reducing to neutral effect with implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	0		<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 and in particular alongside and close proximity to Colne Water.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P021 Bridge Street Stoneyard, Colne		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></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 revitalize the area and provide for a significant enhancement of the built and visual quality of the site and the wider areas. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from completion (Long term).</p> <p><u>Mitigation</u></p> <p>Adoption of good design principles.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability to redevelop the Site for Housing.</p>
<p>Summary: The proposal scores positively for housing objectives owing to the benefits brought by new housing in providing increased choice and access to housing and associated benefits to health and wellbeing. Adverse effects associated with the proposal are limited relating to flood risk, drainage and water quality, reflecting the site's current and proximity to Colne Water. Positive to significant positive effects are associated with the reuse of developed land and benefits this could have for the townscape. The proposal also supports regeneration and transport objectives due to its close proximity to Colne Town Centre and public transport provision and location within a deprived community. Neutral effects are assessed for the economy given that the site is in active employment use, balanced against the economic benefits associated with the development, as well as ecology noting the potential for environmental enhancement of the river bank and corridor.</p>		

P022 Walk Mill, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 101 dwellings. The proposal will help to diversify and improve the quality of housing stock available within a deprived community of Colne. The proposal would unlikely contribute towards affordable housing need. Notwithstanding this, based on the above, it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne				
SA Objective	Score			Commentary
				<u>Uncertainties</u> Viability constraints are likely to affect housing and tenure provided on site (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> The proposal would result in the loss of land partially used for employment. The site is however available for mixed use development and this could be reduced to a neutral effect depending on the type of proposal which comes forward. 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. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. The proposal would take place on land currently used for employment, resulting in potential job losses. Accounting for the above, the site is considered to score a neutral effect for this objective.
	0			<u>Term</u> Permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. 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. <u>Uncertainties</u> 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.	++	-	+	<u>Like Significant Effects</u> 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 2,000m from a secondary school. The proposal will support the regeneration of the borough its development will also provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.
	+			<u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> The Site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met. <u>Assumptions</u>

Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Uncertainties</u></p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</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 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, employment and existing recreation. The proposed use of residential is considered compatible with existing uses though some offset/screening may be required.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site. Potential need for screening or responses within the layout for account for any impacts of nearby uses on amenity.</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	<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 location is unlikely to result in adverse effects for the highway network. The wider highway network experiences extensive queuing during peak hours. The proposal is however accessible by foot to most services and sources of employment, as well as high quality public transport services. The proposal would promote access by non-car modes.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>The site is accessible to only a limited range of services and facilities. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure.</p> <p>Accounting for the above, on balance, the site is considered to score 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>
	+			

Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of previously development land.</p> <p><u>Term</u></p> <p>Permanent significant positive effects over 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>Role and use of land for employment. Viability for residential development.</p>
7. To conserve and enhance water quality and resources	<div>--</div> <div>-</div>	<p><u>Likely Significant Effects</u></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>The site may be contaminated. Its redevelopment could result in contamination of water resources if not sensitively and appropriately addressed.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy. Requirement for ground investigation report with subsequent measures addressing land contamination addressed through the construction process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne		
SA Objective	Score	Commentary
		Viability and market demand for the type of development which might only be developable at the Site. This is particularly significant should ground investigation show the need for extensive ground works (Medium-high risk).
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a high risk of flooding laying in FZ2 and part FZ3. 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><u>Term</u></p> <p>Permanent Significant adverse effects.</p> <p><u>Mitigation</u></p> <p>Exception Test required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is in an accessible location encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne			
SA Objective	Score	Commentary	
		<p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period.</p> <p>Mitigation N/A</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0 - +	<p>Likely Significant Effects There are no designations affecting the Site. The Site is covered by an area of ecological interest (LERN record) The Site forms part of the Green Infrastructure network however forms a developed site in active use for employment. Its redevelopment provides an opportunity to enhance this network, particularly the river corridor providing overall benefit. Balancing the above, the proposal is assessed to have a neutral effect on this objective.</p> <p>Term Adverse reducing to neutral effect with implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings and in particular alongside and close proximity to Colne Water.</p> <p>Assumptions None.</p> <p>Uncertainties Success and management of open space and biodiversity measures. Viability for open space and wildlife areas in development Low-medium risk.</p>	
	0		

Appendix 5: Assessment of Potential Housing Sites

P022 Walk Mill, Colne		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site sits within the Industrial urban landscape character area. The site has been largely cleared and detracts from this environment in its current form. The redevelopment of the Site for a high quality housing development would provide the opportunity to revitalise the area and provide for enhancement of the built and visual quality of the site and the wider areas. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects from completion (Long term).</p> <p><u>Mitigation</u></p> <p>Adoption of good design principles.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability to redevelop the Site for Housing.</p>
<p>Summary: The proposal scores positively for housing objectives owing to the benefits brought by new housing in providing increased choice and access to housing in a deprived part of Colne. Significant adverse effects associated with the proposal are limited relating to flood risk, drainage and water quality, reflecting the site's current and proximity to Colne Water. The site is not developable for housing without a sequential assessment and exceptions test. Positive to significant positive effects are associated with the reuse of developed land and benefits this could have for the townscape. The proposal also supports regeneration and transport objectives due to its close proximity to Colne Town Centre and public transport provision and location within a deprived community. Neutral effects are assessed for the economy given that the site is in active employment use, balanced against the economic benefits associated with the development, as well as ecology noting the potential for environmental enhancement of the river bank and corridor.</p>		

Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 140 dwellings. The proposal will help to diversify and improve the quality of housing stock available within a deprived community of Nelson. The proposal would unlikely contribute towards affordable housing need. Notwithstanding this based on the above, however the based on the overall contribution made it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability constraints are likely to affect housing and tenure provided on site (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><u>Likely Significant Effects</u></p> <p>The proposal would not result in the loss of land used for employment.</p> <p>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.</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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally. 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><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m 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 2,000m from a secondary school.</p> <p>The proposal will support the regeneration of the borough its development will also provide people local to the area with the opportunity to access housing. Accounting for the above the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Minor positive effect for the plan period</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Unlikely that additional contributions could be had from development towards infrastructure/service enhancement due to the limited scale of the proposal.</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 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, employment and existing recreation. The proposed use of residential is considered compatible with existing uses though some offset/screening may be required.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>Provision of open space in accordance with standards on site. Potential need for screening or responses within the layout for account for any impacts of nearby uses on amenity.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 locality is unlikely to result on adverse effects for the highway network.</p> <p>The proposal is accessible by foot to most services and sources of employment, as well as high quality public transport services. The proposal would promote access by non-car modes.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>The site is accessible to only a limited range of services and facilities. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure.</p> <p>Accounting for the above, on balance, the site is considered to score 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>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of previously development land.</p> <p><u>Term</u></p> <p>Permanent significant positive effects over 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>Role and use of land for employment. Viability for residential development.</p>

Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is within 10m of a watercourse (Walverden Water).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>The site may be contaminated. Its redevelopment could result in contamination of water resources if not sensitively and appropriately addressed.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development directed away from the watercourse. Footprint of development minimise. Implementation of SuDs hierarchy. Requirement for ground investigation report with subsequent measures addressing land contamination addressed through the construction process.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability and market demand for the type of development which might only be developable at the Site. This is particularly significant should ground investigation show the need for extensive ground works (Medium-high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>Part of the Site is shown to be affected by FZ2. Substantial parts of the Site are also affected by a high risk of surface water flooding. As such the proposal is considered to have an adverse to significant adverse effect for this objective.</p> <p><u>Term</u></p> <p>Adverse effects most pronounced in early construction reducing should attenuation and design measures be incorporated into the design and layout. This effects of this site on this objective could be reduced by changing the capacity of the Site to a lower yield enabling increased parts of the site to be kept free from development for attenuation measures.</p> <p><u>Mitigation</u></p> <p>Detailed SFRA required (Phase 2). Avoidance of areas of highest risk from flooding. Creation of new attenuation within the site to manage flood water and prevent increased flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability to address drainage issues. Medium</p>

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P026 Riverside Mill, Nelson		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is in an accessible location encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.26. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> N/A</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson			
SA Objective	Score		Commentary
			None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p>Likely Significant Effects</p> <p>There are no designations affecting the Site.</p> <p>The Site is covered by an area of ecological interest (LERN record)</p> <p>The does not form part of the Green Infrastructure network however relates to an existing watercourse which is in a poor condition. Its redevelopment provides an opportunity to enhance this river corridor providing overall benefit.</p> <p>Balancing the above, the proposal is assessed to have a neutral effect on this objective.</p> <p>Term</p> <p>Minor adverse initially reducing to neutral effects in the longer term with the implementation of mitigation measures.</p>
	0	+	<p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings and in particular alongside and close proximity to Colne Water.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>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>Likely Significant Effects</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>Term</p> <p>Permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.		+	<p>Likely Significant Effects</p> <p>The Site is within the Industrial Urban Landscape Character Area. The Site is contained by development and is cleared and currently vacant. The Site disrupts the local street pattern separating existing communities and detracts from the wider built environment (though the Chimney positively contributes to this character and heritage and should be retained). The redevelopment of the Site has</p>

Appendix 5: Assessment of Potential Housing Sites

P026 Riverside Mill, Nelson		
SA Objective	Score	Commentary
		<p>the potential to enhance the quality of the wider natural and built environment which is currently of limited quality. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> Minor positive effects from completion (Long term).</p> <p><u>Mitigation</u> Adoption of good design principles.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability to redevelop the Site for Housing.</p>
<p>Summary: The proposal scores positively for housing, economic, and health objectives owing to the benefits brought by new housing in providing increased choice and access to housing in a deprived part of Nelson and associated wellbeing benefits, support given to the local economy. Significant adverse effects associated with the proposal are limited relating to flood risk, drainage and water quality, reflecting the site's current and proximity to Walverden Water. Further assessment in relation to this necessary, including understanding how altered levels on site affect flood risk for potential future residents and those within the wider locality. Significant positive effects are associated with the reuse of developed land and benefits this could have for the townscape. The proposal also supports regeneration and transport objectives due to its close proximity to Colne Town Centre and public transport provision and location within a deprived community. Neutral effects are assessed for ecology noting the potential for environmental enhancement of the river bank and corridor.</p>		

P042 Land off Greenberfield Lane, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 36 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Barnoldswick including a limited contribution towards affordable housing need. As such it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability constraints affected the amount of affordable homes provided (Low Risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would not result in the loss of land used for employment.</p> <p>The Site is located within 2000m of a major employment site (Crow Nest) 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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally. 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><u>Uncertainties</u></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><u>Like Significant Effects</u></p> <p>The Site is located within 800m of one or 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 proposal will support provide people local to the area with the opportunity to access housing. Its development will support local businesses, helping to maintain Barnoldswick as an attractive place to live. Accounting for the above the proposal is assessed to have 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>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>People spend locally (Low risk)</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is 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 located close to the Barnoldswick Waste Water Treatment Works. Noise and odour associated with processes at this plant may adversely affect the health and wellbeing of the sites future occupiers.</p>
	-			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor adverse for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Site layout and orientation and employment of technical standards may reduce effects subject to further assessment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is unlikely that UU would undertake works to the WWTW to address this potential issue (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	<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 locality is unlikely to result on adverse effects for the highway network.</p> <p>The proposal is accessible by some services and sources of employment as well as public transport which is available in Barnoldswick. The proposal would promote access by non-car modes though to a limited degree</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>The site is accessible to only a limited range of services and facilities. The proposal is likely to promote travel by car albeit by a limited degree which is unlikely to adversely affect existing infrastructure.</p>
	+			<p>Accounting for the above, on balance, the site is considered to score 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>The proposal is unlikely of the scale to improve the quality of existing services and their accessibility. The site is however likely to be able to support the implementation of limited travel plan measures should they be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick		
SA Objective	Score	Commentary
		Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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>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>The proposal is unlikely to be affected by polluted water or affect local water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with suitable mitigation.</p> <p><u>Mitigation</u></p> <p>Development to avoid watercourse area with SuDs drainage.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is subject to some risk of flooding. A minor adverse impact is assessed.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site design, layout, form and density of development to be informed by site specific drainage information.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is somewhat accessible encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.83. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick				
SA Objective	Score		Commentary	
the sustainable use of natural resources.			Neutral effect for the plan period. <u>Mitigation</u> N/A <u>Assumptions</u> None. <u>Uncertainties</u> None.	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<u>Likely Significant Effects</u> There are no designations affecting the Site. It is uncertain whether the site contained protected species. The Site is predominantly improved grassland. 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). Overall a minor adverse effect is considered likely in connection with this objective. <u>Term</u> Likely minor adverse effect reducing with implementation of mitigation measures in the longer term.
				<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping. <u>Assumptions</u> None. <u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.
13. To conserve and enhance the historic environment, heritage assets and their setting.			-	<u>Likely Significant Effects</u> 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 less than substantial harm to these heritage assets requiring assessment of public benefits. <u>Term</u> Minor adverse effects reducing in the longer term to some degree with the implementation of mitigation measures.
				<u>Mitigation</u> Further assessment required. 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. <u>Assumptions</u> None <u>Uncertainties</u>

Appendix 5: Assessment of Potential Housing Sites

P042 Land off Greenberfield Lane, Barnoldswick		
SA Objective	Score	Commentary
		Degree of effect on heritage asset by development of the Site for housing. Medium-high risk.
14. To conserve and enhance landscape character and townscapes.	-	<p>Likely Significant Effects</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>Term</p> <p>Minor adverse effect reducing where mitigation implemented.</p> <p>Mitigation</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>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
<p>Summary: The proposal scores positively for housing and economic objectives owing to the benefits brought by new housing in providing increased choice and access to housing and associated wellbeing benefits, support given to the local economy. Adverse effects are associated with the impact on water resources and flood risk due to the proximity of the site to an existing watercourse. Adverse effects are found for the effective use of land, biodiversity, heritage, and landscape due to the undeveloped condition of the site, its edge of settlement location, its relationship to the wider built and natural environment. Adverse effects are also assessed for health due to the site's proximity to the Barnoldswick Waste Water Treatment Works. Further assessment is necessary to understand the degree of these affects.</p>		

P052 Former Railway Sidings, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The Site has capacity for 40 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Brierfield. The proposal is unlikely to provide any affordable housing due to low viability. Notwithstanding this, on balance, and taking into account the wider benefits brought by the proposal towards a deprived community, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term</p> <p>Permanent minor positive effects from the short-medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing</p> <p>Assumptions</p>

Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may affect the mix of homes provided (high risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is occupied and in use for employment. The site is available for mixed use development which could limit (or possibly increase) the amount of jobs available at the site. In the absence of this information it is assumed job losses will occur and as such a minor adverse effect is assessed for this objective.</p> <p>The Site is located within 2000m of a major employment site (Lomeshaye) 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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk. Nature of redevelopment and the amount of jobs provided (if any) – Relatively high risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The Site 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 proposal will support provide people local to the area with the opportunity to access housing. Its development will support the regeneration of Brierfield. Accounting for the above the proposal is assessed to have 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>The Site is accessible to a broad range of services and facilities. Contributions may be sought towards service provision where tests are met.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield				
SA Objective	Score			Commentary
				<p>Assumptions None.</p> <p>Uncertainties People spend locally (Low risk). Viability of proposal. (High Risk)</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p>Likely Significant Effects The Site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities. The Site is located adjacent to the Colne-Preston Railway which may cause noise/vibration issues for residents. The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term Likely permanent minor positive effects.</p> <p>Mitigation Site layout and orientation and deployment of technical standards may reduce effects subject to further assessment.</p> <p>Assumptions None.</p> <p>Uncertainties Viability to accommodate higher specifications to overcome issues arising from the alignment of the railway (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	<p>Likely Significant Effects The Site is located within 400m of all transport services assessed. The development of this scale and locality is unlikely to result on adverse effects for the highway network. The proposal is accessible to services and sources of employment as well as public transport which is available in Brierfield. The proposal would promote access by non-car modes assisting in encouraging a modal shift. The development would not support investment in, or result in the loss of transport infrastructure and services. The site is accessible to good range of services and facilities, including transport facilities. The proposal is likely to promote travel by car helping to reduce effects on existing infrastructure. Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.</p> <p>Term Minor positive effect from the medium term.</p> <p>Mitigation None.</p>

Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u> The Site is comprised of previously developed land and as such is considered to have significant positive effect for this objective.</p> <p><u>Term</u> Permanent significant positive effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>-</div> <div>-</div>	<p><u>Likely Significant Effects</u> The Site is located within 50m of a watercourse or water body. The development is may require any upgrade to water management infrastructure (culverted watercourse). The proposal could affect water quality. Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u> Possible short term adverse effects. Reducing to neutral with adoption of mitigation measures.</p> <p><u>Mitigation</u> Development should offset and protect the culverted watercourse. Measures should be put in place through the build process to ensure that contaminants do not enter the watercourse, either through ground conditions, treatment and readying, or construction.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking	-	<p><u>Likely Significant Effects</u> The SFRA confirms 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.</p>

Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield		
SA Objective	Score	Commentary
into account the effects of climate change.		<p><u>Term</u> Minor adverse effect which could be addressed somewhat through the detailed design.</p> <p><u>Mitigation</u> Avoidance of development in FZ2/FZ3 as informed by site specific drainage information. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Viability to adopt SuDs measures.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is benefits from strong access to existing services and facilities encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield			
SA Objective	Score		Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record).</p> <p>The Site does not form part of the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of biodiversity and open space measures.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+		<p><u>Likely Significant Effects</u></p> <p>The Site is located 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. A minor positive effect is assessment for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effects from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p>

Appendix 5: Assessment of Potential Housing Sites

P052 Former Railway Sidings, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability to provide a high quality scheme.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area. The Site 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. The proposal will have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely positive minor effects in the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability to provide a high quality scheme.</p>
<p>Summary: The proposal scores positively for the majority of the objectives. This is due to the nature of the proposal and associated benefits this has particularly in meet housing need and diversifying and improving the quality of housing. The proposal will help to regenerate Brierfield and its redevelopment will improve the quality of the built environment. The proposal relates to land which is developed and in employment use. As such neutral effects is assessed for this objective given that the proposal would remove jobs locally but will support local businesses during and post construction phase. The proposal is subject to some flood risk. It is likely that this can be managed through the development of the site although it is likely that this would affect the viability of the proposal.</p>		

P053 Green Works, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 26 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Colne. The proposal is unlikely to provide any affordable housing due to low viability. Notwithstanding this, on balance, and taking into account the wider benefits brought by the proposal towards a deprived community, it is concluded that the proposal will have a positive effect for this policy objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne				
SA Objective	Score			Commentary
				Permanent positive effects from the short-medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> Viability may affect the mix of homes provided (high risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment 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. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> 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.	++	-	+	<u>Like Significant Effects</u> The Site is located within 800m of one or more all services of a local 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 2,000m from a secondary school. The proposal will support provide people local to the area with the opportunity to access housing. Its development will support the regeneration of Colne. Accounting for the above the proposal is assessed to have a minor positive effect for this objective. <u>Term</u> Minor positive effect for the plan period <u>Mitigation</u>
	+			

Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne				
SA Objective	Score			Commentary
				<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>Assumptions None.</p> <p>Uncertainties People spend locally (Low risk). Viability of proposal. (High Risk)</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p>Likely Significant Effects</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 surrounded by residential uses and so the proposal is compatible.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p>Term Likely neutral effect (Permanent).</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
			0	
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale and locality is unlikely to result on adverse effects for the highway network.</p> <p>The proposal is accessible to a good range of services and sources of employment as well as public transport available within Colne.</p> <p>The proposal would promote access by non-car modes encouraging a modal shift.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>The site is accessible to good range of services and facilities, including transport facilities. The proposal is likely to promote travel by car helping to reduce effects on existing infrastructure.</p> <p>Accounting for the above, on balance, the site is considered to score minor positive effect for this objective.</p> <p>Term Minor positive effect from the medium term.</p> <p>Mitigation</p>
			+	

Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of previously developed land and as such is considered to have significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant 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>
7. To conserve and enhance water quality and resources	<div>0</div> <div>-</div>	<p><u>Likely Significant Effects</u></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>The proposal is known to be highly contaminated. The proposal has the potential to pollute water resources.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely short-medium term adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of precautionary measures to prevent pollutants entering watercourses during construction including the safe removal and treatment of contaminated soils.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Addressing contamination will affect site viability (High Risk)</p>
8. To reduce the risk of flooding to people and property, taking	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne		
SA Objective	Score	Commentary
into account the effects of climate change.		<p><u>Term</u> Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site is benefits from strong access to existing services and facilities encouraging travel by foot, bicycle and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.46. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne			
SA Objective	Score		Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>N/A</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></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 does not form part of the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p>
	0		<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of biodiversity and open space measures.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P053 Green Works, Colne		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area. The Site 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. The proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effects from completion with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability to provide a high quality scheme (medium – high risk)</p>
<p>Summary: The proposal scores positively for the majority of the objectives. This is due to the nature of the proposal and associated benefits this has particularly in meet housing need and diversifying and improving the quality of housing. The proposal will help to regenerate Colne and its redevelopment will improve the quality of the built environment. A minor adverse effect is assessed relating to the proposals potential effect on water resources. This is due to the known contaminated nature of the site and the potential for pollution during the construction phase. Any proposal to redevelop the site will require a comprehensive remediation scheme to be implemented prior to and during the construction phase, with safe removal, storage and disposal of materials extracted. This remediation is likely to significantly push up the costs of developing the site and is likely to render the site unviable without third party funding.</p>		

P055 Land off Foster Road, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 67 dwellings. The proposal will help to diversify and improve the quality of housing stock available within Barnoldswick including some affordable housing. Taking into account the benefits brought by the proposal, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p>

Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> Viability may affect the mix of homes provided (low risk)
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment 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. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be relatively limited. Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> 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>Like Significant Effects</u> The Site is located within 800m of one or more services or 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 2000m of a primary school. The proposal will support provide people local to the area with the opportunity to access housing. Its development will support the regeneration of Barnoldswick through increased patronage of services and businesses as well as the supply of labour though this support is acknowledged as limited. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective. <u>Term</u> Neutral effects from the medium term. <u>Mitigation</u> The Site is accessible to a range of services and facilities. Contributions may be sought towards service provision where tests are met. <u>Assumptions</u>
	0			

Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Uncertainties</u></p> <p>People spend locally (Low risk).</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 features a Public Right of Way which crosses the site from north to south and has some local usage. Scope exists within the development to accommodate new open space and retain the footpath. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The site is surrounded by residential uses and open countryside so the proposal is compatible.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect (Permanent).</p> <p><u>Mitigation</u></p> <p>Open Space to be provided within the site in accordance with policy requirements.</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	<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 locality is unlikely to result in adverse effects for the highway network.</p> <p>The proposal is accessible to services and sources of employment as well as public transport available within Barnoldswick. The proposal would promote access by non-car modes encouraging a modal shift though some residents are likely to continue to rely on the car to travel noting the distance of the site to the town centre (around 1 mile away).</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 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>Adoption of Travel Plan measures to encourage modal shift.</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 located within 10m of a watercourse or water body.</p> <p>A culvert runs along the southern boundary of the site. Provided that a sufficient offset is provided between development and the culvert, the development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to contaminate the water supply.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of suitable mitigation measures.</p> <p><u>Mitigation</u></p> <p>Sufficient offset between watercourse and development through design and construction phase. Management of surface water flow into watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a risk of flooding from surface water and as a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing to neutral effects with the adoption of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, form, density and locations of development to be informed by site specific drainage information.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The site benefits from access to existing services and facilities encouraging travel by foot, bicycle and public transport. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.00. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p>Term Neutral effect for the plan period.</p> <p>Mitigation N/A</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site does not form part of the Green Infrastructure Network. Overall the proposal is considered to have a neutral effect on this objective.</p> <p>Term Permanent neutral effect with adoption of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of biodiversity and open space measures.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p>Likely Significant Effects 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>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P055 Land off Foster Road, Barnoldswick		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site has a strong field pattern with some drumlin like quality evident as reflected by its rolling landscape. The rolling landscape serves to increase the visibility of the site from wider viewpoints, however the landscape characteristics of the site are not unlike those which already feature development to the west and south. The Site is well linked to and highly influenced by the settlement edge. The Site is not recognised for its landscape or townscape quality through formal designation. 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. This assessment takes into account the findings of the inspector in the recent appeal of the site and is in response to the absence of any landscape or historical designation affecting the site.</p> <p><u>Term</u></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 and as mitigation measures mature.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular. Avoidance of development at the highest parts of the site to limit longer range visibility. High quality boundary treatments. Suitable offset to TPO along boundary of the Site with TPO retained.</p> <p><u>Assumptions</u></p> <p>None</p>
<p>Summary: The proposal has a positive effect for housing, the economy, and health. This is in acknowledgement of the benefits the proposal will have in contributing to meeting local housing need, the support given to the local economy, and the health benefits provided by homes of the right size and type for wellbeing. The site has an adverse effect on securing the effective use of land with the site being greenfield. The greenfield and edge of settlement location combined with local landscape sensitivity which is unique to the area mean that its development would adversely affect landscape objectives. The proposal is located close to a watercourse, however there is limited risk of flooding within the site with this limited to the south. Opportunities to enhance pedestrian linkages and recreational opportunities exist. The absence of designations affecting the site and its relative accessibility means that the site has a borderline positive effect for climate change however this does depend on the technical specification, layout and quality of new homes developed at the site. The location of the site in an area of relatively high housing demand and viability means that the proposal is likely to be able to support measures to reduce carbon emissions.</p>		

Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 10 dwellings. The proposal will make a limited contribution to housing needs, providing local people an opportunity to access the housing market. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may affect the mix of homes provided (low 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><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment</p> <p>The Site is located in 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits associated with this will be limited. Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m of one or more services. 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.</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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 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 and agricultural uses. The proposal is considered compatible with these uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect (Permanent).</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0
			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service however this is of limited frequency therefore encouraging travel by car.</p> <p>The development of this scale and locality is unlikely to result in adverse effects for the highway network.</p> <p>The site has limited accessibility promoting travel by car. The site is however of a limited scale and so the contribution made to traffic on the highway network will be limited.</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 considered to score minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	0
			<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 and subject to a low risk of flooding. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. This high score is likely to reflect the site's limited scale and the general absence of restrictive designations affecting the site.</p>

Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko				
SA Objective	Score		Commentary	
			<p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> N/A</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u> The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site does not form part of the Green Infrastructure Network. Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p>
	0			<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability of biodiversity and open space measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>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><u>Term</u></p> <p>Initial adverse effects reducing to neutral with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design which is sensitive and reflects the wider built environment.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The degree that the proposal affects the wider historical environment is somewhat dependent on the type, scale and appearance of the development which comes forward (Medium Risk)</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site 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><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles which is sensitive and responsive to local vernacular.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>
<p>Summary: The proposal has a limited positive effect for housing. This is in acknowledgement of the benefits the proposal will have in contributing to meeting local housing need. The proposal has a neutral effect for economic and regeneration objectives. The site has a minor adverse effect for transport objectives due to the limited frequency and quality of the public transport service operating past the site. This is due to the relatively limited connectivity of the site to existing services and sources of employment, a geography which is shared across Blacko. The proposal's limited size along Gisburn Road means that the site scores neutrally for a majority of objectives being largely unaffected by existing designations. The linear form of</p>		

Appendix 5: Assessment of Potential Housing Sites

P056 Field Nos 6777, 7878 & 9379, Gisburn Road, Blacko			
SA Objective	Score		Commentary
the proposal is consistent with the settlement pattern which is a long ribbon development along Gisburn Road. The lack of these designations and the limited scale of the proposal is likely the reason why the finding of a positive effect for Climate Change has been assessed for this site. The site have an adverse effect on securing the effective use of land with the site being greenfield. The greenfield and edge of settlement location and elevated position does mean that its development would adversely affect landscape objectives.			
P059 Former Winewall Mill, Trawden			
SA Objective	Score		Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 17 dwellings. The proposal will make a limited contribution to housing needs, providing local people an opportunity to access the housing market. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may affect the mix of homes provided (low risk)</p>
	2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+

Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden				
SA Objective	Score			Commentary
				<u>Uncertainties</u> 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.	+	-	+	<u>Like Significant Effects</u> The Site is located within 800m of one or more 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 2000m of a primary school. The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.
	+			<u>Term</u> Likely permanent neutral effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. Little scope exists within the development to accommodate new open space however the proposal is of limited scale and unlikely to result in significant pressure on existing services. No health facilities are proposed and the development would increase pressure on existing facilities. The Site is bordered by existing residential, agricultural and employment uses. The employment use is of limited scale and intensity. There is existing vegetation between the site and employment use providing a natural buffer between the site and the existing use. Overall it is considered that the proposal is considered compatible with these uses. The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.
	+			<u>Term</u> Likely minor positive effect (Permanent) subject to implementation of mitigation measures. <u>Mitigation</u> Further assessment of the effects of the adjacent employment use may be required. Design responses may be needed for the proposal in response to the findings of this assessment. <u>Assumptions</u> None.

Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport service.</p> <p>The development of this scale and locality is unlikely to result in adverse effects for the highway network.</p> <p>The site has limited accessibility promoting travel by car. The site is however of a limited scale and so the contribution made to traffic on the highway network will be limited.</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 considered to score minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effect from the short term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p>Likely Significant Effects</p> <p>The Site is previously developed and as such has a significant positive effect for this objective.</p> <p>Term</p> <p>Permanent significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	-	-		<p>Likely Significant Effects</p> <p>The Site is located within 50m of a watercourse or water body (Trawden Brook).</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The previously developed nature of the site could give rise to the potential of pollution entering the nearby watercourse.</p>

Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden		
SA Objective	Score	Commentary
	-	<p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u> Permanent minor adverse effect.</p> <p><u>Mitigation</u> Site Investigation likely required, with development taking place in accordance with its findings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA confirms that part of the site is located within Flood Zone 2, parts of the site are also subject to a moderate risk of flooding from surface water flooding and ground water flooding. As such the proposal has a minor adverse effect on this objective.</p> <p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. This high score is likely to reflect the site's limited scale and the general absence of restrictive designations affecting the site.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site does not form part of the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden		
SA Objective	Score	Commentary
	0	<p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of biodiversity and open space measures.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p>Likely Significant Effects The Site is located within the Trawden Forest Conservation Area. The site does not contribute positively to this conservation area in its current form. The proposal is contained by vegetation and is of limited visibility from the main road. Taking this into account, it is concluded that the proposal would have a neutral effect for this objective.</p> <p>Term Neutral effects for the plan period.</p> <p>Mitigation 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>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	?	<p>Likely Significant Effects The Site sits within the Industrial Footlands character area. The site in its current form makes a limited contribution to the character of the area, including the wider setting of Trawden being a previously developed site which is well contained by existing vegetation. The proposal is located within the Green Belt, in a parcel which makes a moderate contribution to Green Belt purposes. It is unclear what effect the proposal would have on the Green Belt noting its previously developed form. A minor adverse effect is assessed for this objective.</p> <p>Term Effects of proposal likely to be most significant in the shorter term during the construction with the effects reducing to a minor adverse effect in the longer term.</p> <p>Mitigation Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping. Proposals should not harm the openness of the Green Belt.</p> <p>Assumptions None.</p> <p>Uncertainties</p>

Appendix 5: Assessment of Potential Housing Sites

P059 Former Winewall Mill, Trawden				
SA Objective	Score		Commentary	
			None.	
Summary: The proposal has a limited positive effect for housing. This is in acknowledgement of the benefits the proposal will have in contributing to meeting local housing need. The proposal has a positive effect for economic and regeneration objectives noting the proximity of the site to Colne Town Centre and its proposal to redevelop a previously developed site. This also benefits objectives to make efficient use of land. The site has a minor positive effect for transport objectives due to the site’s accessibility to public transport routes and has minor positive effects for health objectives noting the proximity of the site to existing open space. There are adverse effects assessed for flood risk and water quality objectives. This is largely due to the site’s located in close proximity to a nearby watercourse and associated flood risk. The previously developed nature of the site gives rise to risk of pollutants entering the watercourse. The proposal has an unclear role for wildlife, requiring further assessment. A neutral effect is assessed for heritage objectives despite the site’s location within a conservation area. This acknowledges the limited role the site fulfils in its current condition to this designation. An uncertain effect is measured for landscape objectives due to the site’s green belt designation and previously developed condition. Proposals will need to ensure that there are no adverse effects caused to openness. Taking the above into account a minor positive effect is assessed for climate change objectives.				

P060 Former Mansfield High School, Taylor Street, Brierfield				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p>Likely Significant Effects</p> <p>The Site has capacity for 43 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply. It is unlikely that the proposal will contribute towards affordable housing needs noting low viability. Taking this into account, and accounting for the overriding benefits associated with new housing, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term</p> <p>Permanent minor positive effects from the short-medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Viability may affect the mix of homes provided (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	<p>Likely Significant Effects</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)</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p>

Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield				
SA Objective	Score			Commentary
	+			<p>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p>Term Likely permanent minor positive effects.</p> <p>Mitigation None.</p> <p>Assumptions People living on site work locally and/or spend their wages locally.</p> <p>Uncertainties 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>Like Significant Effects</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. The Site is within 800m of a primary school and secondary school</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to a wide range of local services and its development will support local businesses. The proposal will make use of redundant previously developed land assisting with the regeneration of Brierfield. Accounting for the above, the proposal is assessed to have a significant positive effect for this objective.</p> <p>Term Significant positive effect most pronounced in the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	++			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p>Likely Significant Effects</p> <p>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. The Site is bordered by existing residential uses. The proposal is compatible with these uses.</p>

Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield				
SA Objective	Score			Commentary
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have 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>None.</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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>Congestion exists locally at peak periods. The proposal is unlikely to make a significant contribution to this noting the site’s highly accessible location.</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 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>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is previously developed and as such has a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield		
SA Objective	Score	Commentary
		<u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	- -	<u>Likely Significant Effects</u> The Site is located within 50m of a watercourse or water body with the site sitting on a culverted stream. The development of the site has the potential to adversely affect this watercourse and the structural integrity of this culverted waterway. The proposal may affect water quality during the construction process owing to the presence of this culverted waterway. Overall the site is considered to have a minor adverse effect on this objective. <u>Term</u> Minor adverse effect reducing to neutral with implementation of sufficient mitigation measures. <u>Mitigation</u> Sufficient buffer between watercourse and development, keeping the course free from development enabling maintenance. Explore potential to deculvert and for additional water storage capacity on site to contribute to the drainage system. Preventative measures put in place during construction process to stop pollutants entering the watercourse. <u>Assumptions</u> None. <u>Uncertainties</u> Impact of water infrastructure on viability (medium – high risk)
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<u>Likely Significant Effects</u> The SFRA confirms that part of the site is subject to flood risk with a culverted watercourse running below the site. Some surface water flooding is experienced. The SFRA does not however conclude that this is a barrier to developing the site for housing. A minor adverse effect is assessed for this objective. <u>Term</u> Minor adverse effect reducing with mitigation measures. <u>Mitigation</u> 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. <u>Assumptions</u> None. <u>Uncertainties</u> 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).
9. To improve air quality.	0	<u>Likely Significant Effects</u>

Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield		
SA Objective	Score	Commentary
		<p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is highly accessible location help to promote a modal shift. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.00. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> N/A</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield			
SA Objective	Score		Commentary
			None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The Site 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 does not form part of the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability of biodiversity and open space measures.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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. The proposal will have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Adoption of high quality design principles.</p>

Appendix 5: Assessment of Potential Housing Sites

P060 Former Mansfield High School, Taylor Street, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Low viability. High Risk.</p>
<p>Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock in Brierfield and support provided to the local economy. This has wider health benefits with new homes aiding the wellbeing of residents providing households with the opportunity to move out of poverty. The site is highly accessible contributing to encouraging a modal shift. The proposal seeks to redevelop and existing redundant site, making effective use of land and enhancing townscape, and thus contributes towards objectives of addressing climate change. The site is not affected by heritage or biodiversity concerns. Flood risk and water infrastructure form the main constraints to the development with a culverted watercourse running underneath the site. The required engineering works to address this issue may render the site unviable.</p>		

P062 Land adjacent to Silentnight Beds, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 90 dwellings including affordable housing. The proposal help to improve the quality of existing housing stock and diversify housing land supply. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment</p> <p>The Site is located within 2000m of a 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></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><u>Like 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. The development would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and secondary school</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to a wide range of local services and its development will support local businesses. Accounting for the above, the proposal is assessed to have a significant positive effect for this objective.</p>
	++			<p><u>Term</u></p> <p>Significant positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick				
SA Objective	Score			Commentary
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.</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 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 provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term provided that sufficient mitigation measures are put in place to address potential effects from the operations of Silentnight on future occupiers of new housing.</p> <p><u>Mitigation</u></p> <p>Possible layout and design measures to reduce effects of noise, light and air pollution from the adjacent use.</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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>The proposal is inaccessible by road.</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 considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term.</p>
	0			<p><u>Mitigation</u></p> <p>Safe and sufficient access required to develop the site. The site is not deliverable without this.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Ransom strips may significantly increase cost for developing the site (low-medium risk). A suitable access may not be found (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of greenfield though not known to be BMV. The proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>Whilst the Site is located in Flood Zone 1, there is a relatively high risk of flooding from ground water flooding. This may affect the developable area and capacity of the site for housing. A minor adverse effect is therefore assessed.</p> <p><u>Term</u></p> <p>Potential adverse effects reducing to neutral with the adoption of sufficient mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick		
SA Objective	Score	Commentary
		<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. An FRA is required to assess and understand the flood risk at the site and how it affects site suitability and capacity. The FRA should inform site design and layout.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The proposal is unlikely to contribute significantly towards air quality issues. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.00. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	-	<p>Likely Significant Effects</p>

Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<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>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	0	<p>Likely Significant Effects</p> <p>The 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 and is heavily vegetated. The site is likely to be important for local wildlife, however further assessment is needed to understand the importance of the site and its quality.</p> <p>The Site not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely a minor adverse effect on this objective.</p> <p>Term Minor adverse effects from start of construction phase. Possible neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p>Mitigation Further assessment of ecology and existing habitats needed. Areas of the highest quality should be retained. Measures to enhance habitat areas should be implemented. 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>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.			0	<p>Likely Significant Effects</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>Term Likely permanent neutral effects</p> <p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P062 Land adjacent to Silentnight Beds, Barnoldswick		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not feature 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><u>Term</u></p> <p>Likely permanent neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality design, achieving a sense of place. Sensitive boundary treatments especially to the east and south.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock in Barnoldswick and support provided to the local economy. This has wider health benefits with new homes aiding the wellbeing of residents providing households with the opportunity to move out of poverty and its accessibility to open space. This is offset by the potential harm caused to resident health by the operations of Silentnight which is adjacent to the site. Measures in the design and layout of the proposal should be incorporated into the proposal to reduce any harm to acceptable levels. The site is in close proximity to services, facilities and sources of employment available within Barnoldswick. Its development will therefore positively contribute to the regeneration of the town. The site is however inaccessible by vehicle and is not developable without a suitable access. The site is undeveloped and as such has adverse effects for the efficient use of land and protecting natural resources. The site is subject to flood risk from groundwater flooding and this will need to be managed through the design and layout of the proposal. The site is heavily vegetated in its current form and likely to be of some importance to wildlife. Further assessment is needed to understand the extent and quality of the site in its current condition. A minor adverse effect is assessed for biodiversity objectives. The site is not subject to heritage constraints. It is assessed as having a neutral effect on landscape/townscape objectives noting the lack of notable landscape features with positively contribute to the local landscape character area or setting of Barnoldswick and its containment by wider development. Overall the site is assessed as having a minor positive effect for climate change objectives, the principle issues affecting the site are its access, proximity to industrial uses, potential ecological value and flood risk.</p>		

Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 48 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply. The proposal may contribute towards affordable housing needs however this depends on viability. Taking this into account, and accounting for the overriding benefits associated with new housing, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may affect the mix of homes and amount of affordable housing provided (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	<p><u>Likely Significant Effects</u></p> <p>The development site is no longer used for employment and has been long redundant.</p> <p>The Site is located within 2000m of a 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<p><u>Like Significant Effects</u></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 proposal will provide people local to the area with the opportunity to access housing. It is accessible to a wide range of local services and its development will support local businesses. The proposal will make use of redundant previously developed land assisting with the regeneration of Earby. Accounting for the above, the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effect most pronounced in the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
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 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 and commercial uses. The proposal is considered to be largely compatible with these uses some mitigation measures may be necessary.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have 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>Adoption of noise filtering measures within the fabric of new dwellings constructed (if assessed as necessary)</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 proposal is unlikely to make a significant contribution to this noting the site’s highly accessible location.</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 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>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.		++		<p><u>Likely Significant Effects</u></p> <p>The Site is previously developed and as such has a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive 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	--	-		<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to New Cut which flows immediately west of the site. This watercourse is separated from the site by a retaining wall. The proposal may require an upgrade to water management infrastructure.</p> <p>The proposal may affect water quality noting the site’s former use.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing in the medium term somewhat with mitigation.</p> <p><u>Mitigation</u></p>
		-		

Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby		
SA Objective	Score	Commentary
		<p>Development directed away from the watercourse. Water management infrastructure along water course enhanced and supplemented by drainage infrastructure within the development. Site investigation required with ground remediation measures, including storage and removal of contaminants undertaken in accordance with the recommendations of this report.</p> <p>Assumptions None.</p> <p>Uncertainties To be confirmed in consultation with Yorkshire Water and SFRA.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p>Likely Significant Effects The SFRA confirms that much of the Site is located within FZ2 or FZ3. The site is therefore subject to a high risk of flooding. The SFRA recommends the withdrawal of the site as a considered housing site. A significant adverse effect is assessed for this objective.</p> <p>Term Significant adverse effects unlikely to be mitigated.</p> <p>Mitigation 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>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is highly accessible location help to promote a modal shift. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p>

Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby				
SA Objective	Score			Commentary
				<p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone and as such would have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period.</p> <p>Mitigation N/A</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site does not form part of the Green Infrastructure Network. Overall the proposal is considered to have a neutral effect on this objective.</p> <p>Term Permanent neutral effect with adoption of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of biodiversity and open space measures.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is situated 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 enhance and contribute to the built character and quality of the area. Such a development will however need to maintain the existing chimney and remnants of the engine house. The degree of positive effect associated by the site's redevelopment on the historic environment is therefore dependent on how sensitively its redevelopment is undertaken. A minor positive effect is assessed for this objective, though there is the possibility of significant positive effects depending on the detailed design of the proposal.</p> <p><u>Term</u></p> <p>Minor positive effects potentially significant positive effects in the longer term following completion of the development depending on the scheme brought forward.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a), 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 enhance and contribute to the built character and quality of the area. A minor positive effect is assessed.</p> <p><u>Term</u></p> <p>Likely minor positive effects in the longer term following completion of the development.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock in Earby and support provided to the local economy. This has wider health benefits with new homes aiding the wellbeing of residents providing households with the opportunity to</p>		

Appendix 5: Assessment of Potential Housing Sites

P064 Brook Shed, Earby				
SA Objective	Score		Commentary	
access housing that meets their needs. The site is highly accessible contributing to encouraging a modal shift. The proposal seeks to redevelop and existing redundant site, making effective use of land and enhancing townscape, and thus contributes towards objectives of addressing climate change, and heritage given the proposals local next to Earby Conservation Area. The site is not affected by heritage or biodiversity concerns. Flood risk and water infrastructure form the main constraints to the development with Net Cut running underneath along the site boundary. New cut is subject to flood risk. Further detailed assessment is needed to understand what measures are required to address this risk in a satisfactory way. The measures required may reduce the viability of the proposal and its capacity to provide affordable housing.				

P065 Land at Higher Parrock Farm, Parrock Road, Barrowford				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 38 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P065 Land at Higher Parrock Farm, Parrock Road, Barrowford				
SA Objective	Score		Commentary	
			People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> 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>Like Significant Effects</u> The Site is located within 800m of one or more services of 2,000m of a town centre (Nelson) No service provision is proposed on site. The development would result in increased pressure on existing services and facilities. The Site is within 2000m of a primary school The proposal will provide people local to the area with the opportunity to access housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.
	0			<u>Term</u> Permanent neutral affect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<u>Likely Significant Effects</u> 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 development and agricultural uses. The proposal is considered to be compatible with these uses.
	0			The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u>

Appendix 5: Assessment of Potential Housing Sites

P065 Land at Higher Parrock Farm, Parrock Road, Barrowford				
SA Objective	Score			Commentary
				None.
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport service.</p> <p>There are no known highway capacity constraints 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 site is considered to score a minor positive effect for this objective.</p> <p>Term</p> <p>Minor positive effect from the medium term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The Site is greenfield but not known to comprise Best and Most Versatile land (BMV). Minor adverse effect assessed.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0		<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p>
	0			Term

Appendix 5: Assessment of Potential Housing Sites

P065 Land at Higher Parrock Farm, Parrock Road, Barrowford		
SA Objective	Score	Commentary
		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms site is located within Flood Zone 1 and is subject to a low risk of flooding. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects in the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p>

Appendix 5: Assessment of Potential Housing Sites

P065 Land at Higher Parrock Farm, Parrock Road, Barrowford				
SA Objective	Score			Commentary
				<p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.		-		<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	-	<p>Likely Significant Effects The Site does not affect any designated site. The Site is covered by an area of ecological interest (LERN record). Site comprised of semi-improved grassland. The Site forms part of the Green Infrastructure Network and its development with adversely affect this network. Overall the proposal is considered likely to have a minor adverse on this objective.</p> <p>Term Likely adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties</p>

Appendix 5: Assessment of Potential Housing Sites

P065 Land at Higher Parrock Farm, Parrock Road, Barrowford		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Carr Hall and Wheatley Lane Conservation Area and is likely in the setting of Launds Farm (a listed building). The site is considered to contribute significantly to the significance and setting of this historic environment. The development of the site would significantly alter the character of area. The assessed affect would be less than substantial to substantial harm causing significance adverse effects for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects unlikely to be reduced by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Public Benefits Test likely required.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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 considered to make an important contribution to the setting and significance of this heritage asset. Lauds Farm (a listed building) also features within this area. The development of the Site is likely to result in substantial harm the historic environment given that it is current undeveloped in this location. Mitigation measures are not likely to effective in reducing this. Significant adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P065 Land at Higher Parrock Farm, Parrock Road, Barrowford				
SA Objective	Score		Commentary	
Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and support provided to the local economy. The site has little benefits for health, regeneration and transport objectives due to the limited connectivity of the site and constrained scope for open space. The proposal relates to greenfield land and thus has adverse effects on securing the effective use of land and land resources. The proposal is located within the Carr Hall and Wheatley Lane Conservation Area and in an elevated landscape. The proposal would not be consistent with the character and built qualities of this conservation area and therefore is likely to cause a significant degree of harm towards heritage and townscape objectives. The proposals is relatively unaffected by flood risk and drainage concerns. Overall the proposal is assessed as having a neutral effect on climate change noting its limited scale.				

P067 Land south of Colne Water, Cotton Tree Lane, Colne				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The Site has capacity for 50 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Permanent minor positive effects from the short-medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<u>Likely Significant Effects</u> The development site is currently used for employment. Its redevelopment will result in the loss of access to jobs locally. The Site is located within 2000m of a major employment site (Colne Town Centre) The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a neutral effect for this objective. <u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> Alternative premises provided within Pendle though not local to Colne.
	0			

Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne				
SA Objective	Score			Commentary
				<p>Assumptions People living on site work locally and/or spend their wages locally.</p> <p>Uncertainties 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>Like Significant Effects The Site is located within 800m of one or more services of 2,000m 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 2000m of a secondary school The proposal will provide people local to the area with the opportunity to access housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p>Term Permanent minor positive affect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects 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 development and agricultural uses. The proposal is considered to be compatible with these uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p>Term Permanent minor positive effect.</p> <p>Mitigation Provision of new open space within the site.</p> <p>Assumptions None.</p>

Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne				
SA Objective	Score			Commentary
				<u>Uncertainties</u> 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> The Site is located within 400m of one or more transport service. There are no known highway capacity constraints locally. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, the site is considered to score a minor positive effect for this objective. <u>Term</u> Minor positive effect from the medium term. <u>Mitigation</u> Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. <u>Assumptions</u> Scope and viability to promote and invest in sustainable transport modes. <u>Uncertainties</u> Use of sustainable modes of travel in accessing the site. (Medium)
6. To encourage the efficient use of land and conserve and enhance soils.	+/-			<u>Likely Significant Effects</u> The Site is partially previously developed and partially greenfield. The proposal is considered to have a mixed effect for this objective. <u>Term</u> Permanent mixed effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	--	-		<u>Likely Significant Effects</u> The Site is located within 10m of a watercourse (Colne Water) The development may require any upgrade to water management infrastructure, such as retaining walls and works to the watercourse including weirs.

Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne		
SA Objective	Score	Commentary
	-	<p>The proposal may affect water quality given the site's existing use. Measures will be needed in the build to ensure that pollutants do not enter Colne Water.</p> <p>Overall the site is considered to have minor adverse on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to reduce once the development is completed.</p> <p><u>Mitigation</u></p> <p>Ground investigation and surveys needed. Construction work to take place in accordance with the recommendations of these studies. Works to river channel may prove necessary for stability reasons.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Ground remediation and infrastructure works may challenge site viability.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>A proportion of the Site is within FZ2/FZ3. The Site has a high risk of flooding from surface water. However the effects of this are limited by the nature of the proposal, the partially developed character of the Site, and extent of this risk. A minor adverse effect is assessed for this objective</p> <p><u>Term</u></p> <p>Minor adverse effect likely to be most prominent during early stages of construction. The effects are likely to be reduced somewhat by implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Avoidance of development in FZ2/FZ3 where possible. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Flood water storage capacity provided within the Site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Viability to adopt SuDs measures.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is in a relatively accessible location. It is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p>

Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.39. The site therefore has a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed is largely related to flood risk matters.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>The role of the Site for protected species is at this point unknown</p> <p>The Site does not form part of the Green Infrastructure Network. The site primarily consists of improved grassland. There is opportunity to connect to Fearndon Way improving access to the open countryside.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Potential permanent neutral effect in the longer term with successful implementation of mitigation measures and connection to the Green Infrastructure Network. Any adverse effects likely to be temporary in nature and limited to and shortly after the construction phase.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site is partially developed and partially a manicured landscape, and so, despite its riverside location and countryside backdrop, is not considered to fulfil an important role within the LCA. The Site is adjacent to the built edge of Colne, though on the southern side of the River. The Site sits at the bottom of the valley and has some containment from views due to existing vegetation. The site sits off Cotton Tree Lane and the existing employment unit is not visible from Cotton Tree Lane. The redevelopment or modest expansion of the Site would therefore have limited effect on the local townscape or landscape. A significant enlargement of the Site to cover the entire boundary of the</p>

Appendix 5: Assessment of Potential Housing Sites

P067 Land south of Colne Water, Cotton Tree Lane, Colne		
SA Objective	Score	Commentary
		<p>submission is likely to have adverse to significant adverse effects owing to urbanising effect of the development on the countryside, visibility from wider areas, and promotion of coalescence. Overall a minor adverse effect is assessed for this objective.</p> <p>Term Depending on the scale of development any adverse effects likely to be short term and temporary in nature, improving to neutral following completion of the development. A larger development is likely to have initial significant adverse effects with this reducing to some extent in the longer term.</p> <p>Mitigation Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities. Development proposals should be confined to and/or well related to the existing built footprint of the site to limit effects on the wider area.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment objectives due to the loss of access to jobs locally (though these jobs are retained in Pendle). The site has benefits for health, regeneration and transport objectives due to the connectivity of the site and scope for open space provision including enhanced connectivity to the wider open countryside. The proposal relates land which is both greenfield and brownfield and as such has mixed effects for objectives which seek to make effective use of land. The proposal has an adverse effect on local landscape owing to the intensification of urban development which is not consistent with the character of the existing area. The proposal is also affected by flooding and drainage concerns and water infrastructure issues. Addressing these issues may reduce developable area and/or threaten the viability of the proposal. These effects cause the finding of a minor adverse effect on climate change owing to the constrained suitability of the site for housing in its current condition (though these issues could be addressed through the site's development).</p>		

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The Site has capacity for 64 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the short-medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions</p>

Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not in use for employment. The Site is available for employment and could provide a suitable location for a mixed use development. The Site is located in excess of 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a neutral effect for this objective. <u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Like Significant Effects</u> 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 within 2000m of a primary school The proposal will provide people local to the area with the opportunity to access housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective. <u>Term</u> Permanent neutral affect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u>
	0			

Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook				
SA Objective	Score			Commentary
				None.
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>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 development and agricultural uses. The proposal is considered to be compatible with these uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Provision of new open space within 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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>There are no known highway capacity constraints 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 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>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>

Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is located in Flood Zone 1 and is subject to a low risk of flooding. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout and design to be informed by site specific drainage information.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. It is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score attributed for this objective is a result of the relatively limited constraints which affect the site.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook			
SA Objective	Score		Commentary
			<p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p>0</p> <p>Likely Significant Effects</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. Its development is unlikely to harm this network.</p> <p>Overall the proposal is considered to likely have a minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse effect with potential neutral effect in the longer term with successful implementation of mitigation measures and connection to the Green Infrastructure Network.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The Site is separated from the historic core of the village by the A56. There is limited visual link between the site and this area of the village. The development of the Site is therefore unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site 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><u>Term</u></p> <p>Permanent minor adverse effects even with mitigation.</p> <p><u>Mitigation</u></p> <p>Careful siting and design of new dwellings. Boundary treatment work.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment due to the relative inaccessibility of employment locally at strategic sites (though local opportunities are available). The site has limited benefits for health, regeneration and transport objectives due to limited connectivity of the site to existing services and facilities (reflecting its location adjoining a rural service centre). The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse effect on local landscape owing to the site's edge of settlement location. The proposal has limited flooding and drainage concerns and water infrastructure issues. The relatively limited constraints to development on the site and its accessible to some services, including public transport results in the site scoring positively for climate change objectives.</p>		

P071 Land adjacent to 340 Wheatley Lane Road, Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 30 dwellings. The proposal will help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not used for employment. The Site is located in excess of 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a neutral effect for this objective.
	0			<u>Term</u> Likely permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> People living on site work locally and/or spend their wages locally. <u>Uncertainties</u> 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>Like Significant Effects</u> 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 within 2000m of a primary school The proposal will provide people local to the area with the opportunity to access housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.
	0			<u>Term</u> Permanent neutral affect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence				
SA Objective	Score			Commentary
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 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 development and agricultural uses. The proposal is considered to be compatible with these uses.</p>
	0			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of new open space within 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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>There are existing capacity issues within the local highway network due to on-street parking. Whilst limited in scale the development is likely to contribute to these issues especially during peak hours.</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 considered to score a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>Neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>

Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 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.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing somewhat with implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a degree of risk from flooding from the adjacent watercourse and surface water. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing to neutral with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Detail site flooding information required. This information should be used to inform the site layout, design and capacity for development. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p>

Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. It is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p>

Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The Site 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> <p>Overall the proposal is considered likely to have a minor adverse on this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect reduced longer term with the successful implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located in close proximity to two listed 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 at least less than substantial harm likely. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects caused by the proposal from the medium term. Harm at the very least is identified, with the potential for this to be reduce with suitable mitigation measures. Public Benefits test likely.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P071 Land adjacent to 340 Wheatley Lane Road, Fence		
SA Objective	Score	Commentary
		None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site is 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 affect 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. Significant Adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent Significant adverse effects.</p> <p><u>Mitigation</u></p> <p>Mitigation Not available.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment due to the relative inaccessibility of employment locally at strategic sites. The site has limited benefits for health, regeneration and transport objectives due to limited connectivity of the site to existing services and facilities (reflecting its location adjoining a rural service centre). The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse to significant effect on local landscape owing to the site's edge of settlement location and green belt designation. The proposal also affects the historic environment resulting in at least less than substantial harm requiring further assessment and possible examination of public benefits in accordance with the NPPF. The proposal is affected flooding and drainage concerns resulting in a minor adverse effect for this objective. This may result in a lower site capacity. The constraints to development on the site and its limited accessibility results in the site having a low neutral score for climate change objectives.</p>		

P075 Land between Moorlands and the Homelands, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 15 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick				
SA Objective	Score			Commentary
				<p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects from the short to medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></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.	+	0	0	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m of one or more key service or 2,000m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The proposal is of limited capacity and unlikely to result in a significant effect on service provision.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to a range of local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick				
SA Objective	Score			Commentary
				<p>Permanent minor positive effect from the short to medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> 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>Little scope exists within the development to accommodate new open space. The proposal is not of a significant scale and is access to existing open space provision. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential development and agricultural uses. The proposal is considered to be compatible with these uses.</p>
	+			<p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of new open space within 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	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 400m of one or more transport services.</p> <p>Highway constraints in the vicinity to the site with the narrowing of the highway. Whilst the site is of limited scale the development would contribute to existing issues caused by bottlenecks in the highway. This will be even more significant given that the proposal is likely to substantially increase the number of dwellings on this road. It is also unclear whether there is safe and sufficient access into the site for all road users. No footpath exists at the site entrance and along Manchester Road, meaning that pedestrians would be at a high safety risk, further increasing reliance of future occupiers on travel by car.</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 negative effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor negative effect.</p>

Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick			
SA Objective	Score		Commentary
			<p><u>Mitigation</u></p> <p>None. Highway improvements are unlikely to be financially feasible given the limited capacity of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-/+		<p><u>Likely Significant Effects</u></p> <p>The Site is mixed comprised of garden land and existing greenfield but not known to comprise Best and Most Versatile Land (BMV). Mixed effects assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent mixed 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	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse.</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><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick		
SA Objective	Score	Commentary
property, taking into account the effects of climate change.		<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>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. It is not of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	0	<p><u>Likely Significant Effects</u></p>

Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p>The Site is partially located within a Mineral Safeguarding Zone. Its development is however unlikely to affect this designation given the limited degree to which the site is affected. As a result is considered to have a neutral effect on this objective.</p> <p>Term Permanent Neutral effect</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects</p> <p>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. 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 of Pendle.</p> <p>A neutral effect is assessed for this objective.</p> <p>Term Neutral effects, potentially positive in the longer term with the adoption of net gain measures for biodiversity.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p>Likely Significant Effects</p> <p>The Site is located within the Calf Hall and Gillians Conservation Area and is likely to contribute to the significance of this conservation area. No listed buildings are located in close vicinity to the site. The development of the site is likely to harm the historic environment due to the type and scale of the proposal not reflecting that which is characteristic of the wider conservation area. The proposal is in an elevated location and likely visible from public vantage points to the west. Less than substantial harm is likely to arise as a result of the development. A minor adverse effect is assessed for this objective.</p> <p>Term Likely permanent minor adverse effect. Reducing with a smaller development on the site.</p> <p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick		
SA Objective	Score	Commentary
		<p>A much reduced density consistent with the form of development already located in the area with a high quality design and features/materials which reflect those within the local built environment could reduce or remove the observed harm to the conservation area. It is however likely that such as development will not provide sufficient capacity to warrant allocation through the Pendle LPP2.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is largely contained by surrounding land uses but is located in an elevated position with some outward views towards Barnoldswick and wider open countryside. The Site is located within the Drumlin Field (Zone 13a) but makes a limited contribution to this LCA noting the limited scale of the site and its containment. The Site is located within the Calf Hall and Gillians Conservation Area and is likely to contribute to the significance of this conservation area. No listed buildings are located in close vicinity to the site. The development of the site is likely to harm the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Likely permanent adverse effect. Reducing with a smaller development on the site.</p> <p><u>Mitigation</u> A much reduced density consistent with the form of development already located in the area with a high quality design and features/materials which reflect those within the local built environment could reduce or remove the observed harm to the conservation area. It is however likely that such as development will not provide sufficient capacity to warrant allocation through the Pendle LPP2.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing and employment due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock in Barnoldswick and support provided to the local economy. This has wider health benefits with new homes aiding the wellbeing of residents providing households with the opportunity to move to new quality homes which meet their housing needs. The site is in close proximity to services, facilities and sources of employment available within Barnoldswick. Its development will therefore positively contribute to the regeneration of the town. The site has access constraints. Manchester Road features a number of bottlenecks due to a narrowing of the highway. The proposal, whilst limited in scale, will contribute to a worsening of traffic conditions on the highway network and increase the potential for vehicle conflict. There is no footpath on Manchester Road, requiring pedestrians to walk in the highway. The proposal has highway safety concerns and is therefore assessed as having a minor adverse effect for this objective. The site comprises part of garden land and part an undeveloped field and therefore has mixed effects for use of land objectives. The site is not known to be affected by flood risk and is unlikely to fulfil an important role for wildlife – though further assessment of both these matters will be necessary. A minor adverse effect is assessed for heritage and landscape objectives. This is due to the elevated location of the site and its wider visibility, the scale and type of development proposal and its location within the Calf Hall and Gillians Conservation</p>		

Appendix 5: Assessment of Potential Housing Sites

P075 Land between Moorlands and the Homelands, Barnoldswick		
SA Objective	Score	Commentary
Area. At least Less than substantial harm is likely to be caused by the proposal on the historic environment. Overall the site is assessed as having a minor positive effect for climate change objectives.		

P078 Land at Higher Park Farm, Barrowford			
SA Objective	Score		Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 165 dwellings. The proposal will make a significant contribution to housing land supply help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Whitewalls 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p>
		+	

Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford				
SA Objective	Score			Commentary
				<u>Uncertainties</u> 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>Like Significant Effects</u> The Site is located within 800m of Barrowford local centre. 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. The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.
	+			<u>Term</u> Permanent minor positive affect. <u>Mitigation</u> Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem. <u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	+	-	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. 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. The Site is bordered by existing residential, open countryside, park, cemetery, and the M65 motorway. There is a degree of conflict between the proposed use and the motorway and the adverse effects on health likely from noise and pollution.
	+			Overall the proposal is considered to have a minor positive effect for this objective with mitigation measures <u>Term</u> A likely minor positive effect from the medium term with implementation of mitigation measures. <u>Mitigation</u> 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. <u>Assumptions</u> None.

Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford				
SA Objective	Score			Commentary
				<u>Uncertainties</u> 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> The Site is located within 400m of one or more transport services. There are minor existing capacity issues on the local highway network. Submitted highways information demonstrates that the development would not severely impact the highways network. An updated assessment would be required to account for cumulative effects and more recent traffic data. 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.
				<u>Term</u> A likely minor positive from the medium term. <u>Mitigation</u> Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. <u>Assumptions</u> None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p>
	0		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. Development will need to be offset from the M65 in order to mitigate effects of the motorway on the health of residents. It is unlikely of a scale where its development would contribute significantly to air quality problems. The site has reasonable accessibility to local services and shops available in Barrowford helping to promote a modal shift. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford		
SA Objective	Score	Commentary
		<p>Developments needs to be offset from the M65 to reduce the potential for adverse effects on health of residents.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.43. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- +	<p><u>Likely Significant Effects</u></p> <p>The Site 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 however has the potential to enhance this network linking the Leeds and Liverpool Canal and popular Barrowford Locks to the equally valued Barrowford Park and Cemetery.</p> <p>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect improving further with the implementation of mitigation measures.</p>
	0		<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is 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 is unlikely to harm this historic environment taking into account the lack of visual or physical connections between the site and these assets. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Sufficient distancing and buffer planting to ensure that the effects of developing the site on the historic environment minimised. Adoption of a high quality design, with vernacular informed by this local historic environment.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--		<p><u>Likely Significant Effects</u></p> <p>The Site 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, Nelson and Colne. The development of the Site for housing would</p>

Appendix 5: Assessment of Potential Housing Sites

P078 Land at Higher Park Farm, Barrowford		
SA Objective	Score	Commentary
		<p>have potentially significant adverse effects on local landscape character. 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. These TPOs constrain access into the site. The felling of which for access will alter the character of Colne Road. 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><u>Term</u> Permanent Significant adverse effects.</p> <p><u>Mitigation</u> Mitigation Not available.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing and employment objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits. Positive effects are also found for health, regeneration and transport objectives due to the benefits associated with the proposal which includes extensive recreation area. A neutral effect for biodiversity is found in the acknowledged dual function this area would have in creating and enhancing habitats for wildlife. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse to significant effect on local landscape owing to the site's edge of settlement location and green belt designation. The proposal has neutral effects for heritage noting the contained nature of the site. The proposal has limited flooding or drainage concerns resulting in a neutral effect for this objective. A negative effect is found for effects on climate change. This is due to the longer distances necessary to travel to key services (despite being around 800m from the boundary of Barrowford local centre). The length of these trips may encourage travel by car.</p>		

P080 Hayfield Meadow, Earby Road, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 75 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth				
SA Objective	Score			Commentary
				None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not used for employment.</p> <p>The Site is located in excess of 2,000m of the nearest major employment sites.</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 proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></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><u>Like Significant Effects</u></p> <p>The Site is located within 800m of one or more services or 2,000m 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 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive affect from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth				
SA Objective	Score			Commentary
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>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>
	+			<p><u>Term</u></p> <p>Minor positive effects from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Potential requirement for financial contribution to open space requirements.</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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known 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 minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p>

Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth			
SA Objective	Score		Commentary
			<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> 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. The proposal is unlikely to affect water quality. Overall the site is considered to have neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<u>Likely Significant Effects</u> The SFRA confirms that the Site is subject to flood risk from surface water. The constraint identified may affect overall site capacity but is not anticipated to render the site unsuitable for housing. A minor adverse effect is assessed for this objective. <u>Term</u> A minor adverse effect potentially reducing in the longer term with the successful implementation of mitigation measures. <u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, design, form and type to be informed by site specific drainage information. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.

Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.65. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
			<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>The role of the Site for protected species is at this point unknown. 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> <p><u>Term</u></p> <p>Likely permanent neutral effect in the longer term with adoption of mitigation measures</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		
			<p><u>Likely Significant Effects</u></p> <p>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><u>Term</u></p> <p>Subject to site specific evidence and consultee advice, the proposal is likely to result in a neutral effect in the long term.</p> <p><u>Mitigation</u></p> <p>High quality design and boundary treatment works should help minimise any potential effect on the historic environment.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		
			<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site 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 for this objective.</p> <p><u>Term</u></p> <p>Minor negative effects potentially reducing with adoption of mitigation measures to be agreed with the Council.</p>

Appendix 5: Assessment of Potential Housing Sites

P080 Hayfield Meadow, Earby Road, Salterforth		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for health, regeneration and transport objectives due to the benefits associated with the proposal and its accessibility to local services provision and facilities. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has an adverse to significant effect on local landscape owing to the site's edge of settlement location and relationship to wider unique and sensitive landscapes. The proposal has adverse effects for flood risk from surface water. Measures will be required to be adopted within the layout and design of the development to address this issue with resulting in residual risk for existing or new residents. This may reduce the developable area of the site. Beyond this the site has relatively limited constraints resulting in neutral effects noted for remaining objectives including climate change.</p>		

P081 New Road Garage Site, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 35 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The Site is located in 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></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.	++	-	0	<p><u>Like Significant Effects</u></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 the primary school</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive affect.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby				
SA Objective	Score			Commentary
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.</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>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 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.</p> <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></p> <p>Minor positive effects from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known capacity issues on the local highway network. The proposal relates to a garage site, the redevelopment of which may result in increased pressures locally for on-street parking.</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><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Consideration should be given towards the provision of a new parking area within the site for existing residents, if it is demonstrated that the proposal would lead to parking problems occurring resulting in highway safety or capacity issues.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby		
SA Objective	Score	Commentary
		None.
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is previously developed and as such is considered to have significant positive effects for this objective.</p> <p><u>Term</u></p> <p>Permanent Significant positive 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 located within 50m of a watercourse (New Cut)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are subject to flood risk and this may be made worse with climate change. Detailed modelling required. The site has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Possible minor adverse effects, reducing to neutral with the implementation of sufficient mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby		
SA Objective	Score	Commentary
		<p>Phase 2 SFRA to assess detailed flooding issues at the site. This will inform policy requirements regarding the capacity, direction of development and drainage mitigation measures required in the design and construction of the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The site is highly accessible to local services helping to encourage modal shift and travel away from car usage. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u> The Site does not affect any designated site. The role of the Site for protected species is at this point unknown. The Site is primarily arable farmland. The Site does not affect the Green Infrastructure Network. Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effect in the longer term with adoption of mitigation measures</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	++			<p><u>Likely Significant Effects</u> 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><u>Term</u> Likely significant positive effects with the implementation of mitigation measures in the longer term.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P081 New Road Garage Site, Earby		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	++	<p>Likely Significant Effects</p> <p>The Sites 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>Term</p> <p>Likely significant positive effects in the longer term.</p> <p>Mitigation</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>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing, health and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic and health benefits of new homes. The site occupies a previously developed site within the settlement boundary of Earby. The site is highly accessible to existing services and facilities and as a result score positively for transport and air quality objectives (neutral effect for air quality). The use of previously developed land benefits objectives of land resources and making efficient use of land and regeneration. The possible increase in quality to the built environment also benefits townscape and heritage objectives noting the site's location with the Earby Conservation and the site's currently dilapidated condition. The proximity of the site to New Cut and the potential for flooding form the only associated adverse effects of developing the site and design responses may be required. As a result and taking the above into account the proposal scores positively for climate change objectives.</p>		

P082 Land at Glen Farm, Red Lion Street, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The Site has capacity for 25 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term</p> <p>Permanent minor positive effects from the medium term</p>

Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The Site is located in 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u> Likely permanent minor positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u> 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.	++	-	0	<p><u>Like Significant Effects</u></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 the primary school</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u> Permanent minor positive affect.</p> <p><u>Mitigation</u> Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p>

Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<u>Likely Significant Effects</u> 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, agricultural uses and open countryside. The proposal is considered compatible with these uses. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.
	0			<u>Term</u> Neutral effects from the short to medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located in excess of 400m from any transport service. There are no known capacity issues on the local highway network. The proposal is of an insufficient scale to affect highway capacity. 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.
	-			<u>Term</u> A minor adverse effect from the medium term. <u>Mitigation</u> 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. <u>Assumptions</u> None. <u>Uncertainties</u>

Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby		
SA Objective	Score	Commentary
		None.
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is predominantly greenfield (with some hard standing) but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed for this objective.</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	-- -	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. On-site drainage storage likely to be requirement. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope to deliver development taking into account drainage requirements.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that 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 affecting overall site capacity. A minor adverse effect is found for this objective.</p> <p><u>Term</u></p> <p>Minor adverse reducing with implementation of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> FZ2 areas should stay free from development with drainage storage areas provided on site. A minor adverse effect is found for this objective. Site specific detailed information required relating to flooding at the site and the effects of developing the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>The role of the Site for protected species is at this point unknown. 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> <p><u>Term</u></p> <p>Likely permanent neutral effect in the longer term with adoption of mitigation measures</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is situated 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 to result in at least a less than substantial harm on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality and loss of undeveloped land which helps to reveal the significance of the conservation area. Further assessment of the site and its role within the historic environment is necessary. The suitability of the proposal would be considered against its public benefits. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Further assessment needed however is assessed to be at least for this objective. The proposals effects are likely to remain permanent.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P082 Land at Glen Farm, Red Lion Street, Earby		
SA Objective	Score	Commentary
		<p>Assessment required through further heritage evidence. High quality development which is consistent with and sensitively incorporated into existing built surrounds, responding positively to the quality and character of the conservation area.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Extent of harm caused to historical environment (Medium Risk)</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> 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 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 result in less than substantial harm on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Likely minor adverse effects kept to a minimum with mitigation measures.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character of the conservation area. Consideration of public benefits.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Extent of harm on historic environment is not known.</p>
<p>Summary: The proposal has positive effects for housing, health and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic and health benefits of new homes. The site has some accessibility to existing services and facilities with a neutral effect for transport and air quality objectives. The site is greenfield adjoining the settlement boundary of Earby this results in adverse effects for securing the efficient use of land and protecting natural resources. The site is located within the Earby Conservation Area. The form of development proposal is likely to harm this historic environment thereby resulting in adverse effects for townscape and heritage objectives. The proximity of the site to Earby Beck and the potential for flooding result in associated adverse effects of developing the site and design responses may be required. As a result and taking the above into account the proposal has a neutral impact for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 17 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The Site is located in 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Like Significant Effects</u></p> <p>The Site is located within 2000m of a local 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 2000m of the primary school</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.</p>
			0	<p><u>Term</u></p> <p>Permanent neutral affect.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site of limited scale limiting scope for contributions (medium risk).</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	--	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space. 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. 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 and air pollution. The effects of this is reduced somewhat by existing buffer planting located between the road and the site. Overall the proposal is considered to have minor negative effect for this objective.</p>
				-

Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of a transport service.</p> <p>There are known capacity issues on the local highway network (Colne North Valley and in Barrowford). The proposal is of an insufficient scale to affect highway capacity problems currently experienced.</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><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>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. Limited travel plan measures could however be applicable noting the enhanced viability of the locality.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is predominantly greenfield (partially in use as open space – private provision) but not known to comprise Best and Most Versatile Land (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 located within 50m of an unnamed watercourse.</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p>
	-			<p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne		
SA Objective	Score	Commentary
		<p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. On-site drainage storage likely to be requirement. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope to deliver development taking into account drainage requirements.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to a low risk of flooding. As such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.88. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p>

Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne				
SA Objective	Score		Commentary	
			<p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	-	<p><u>Likely Significant Effects</u> The Site does not affect any designated site. The Site is covered by an Ecological Interest (LERN record). The Site is comprised of improved grassland with some semi improved grassland. The Site is located within the Green Infrastructure Network and is in use for recreation (Controlled usage). The development of the site would result in the loss of this facility. Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> Likely permanent minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Mitigation measures unlikely to overcome effect on Green Infrastructure network.</p>

Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not situated near to any listed buildings but it is likely that the building of the former Colne Grammar School is a non-designated asset noting its previous significance for the town and continuing value for residents. The development site is located separate to this building to the south and would be seen in the context of the relatively recent new build estate of Grenfell Gardens. Taking this into account it is unlikely that harm to this asset would arise through the development of the site. A neutral effect is found for this objective.</p> <p><u>Term</u></p> <p>Neutral effect likely to remain permanent following construction.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds including the Grammar School.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Degree of harm caused may increase depending on the quality of the development.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></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 terms of 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><u>Term</u></p> <p>Likely permanent neutral effects with mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P083 Land south of Grenfell Gardens, Colne		
SA Objective	Score	Commentary
<p>Summary: The proposal has positive effects for housing and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits connected to the delivery of new homes. The site is situated at an edge of settlement location and has limited accessibility given the distance from the site to the town centre. Some access is available however and the proposal does not relate to an isolated location. The site is greenfield adjoining the settlement boundary of Colne resulting in adverse effects for securing the efficient use of land and protecting natural resources. There are adverse effects for health associated with the development due to the loss of existing playing pitch provision (albeit in private ownership and use) and due to the site's proximity to the M65 motorway and noise and possibly air quality issues which arise from this proximity. It is possible that the latter issue can be addressed through the detailed design of the proposal however. The site also has an adverse effect for ecology due to the loss of existing habitats on site and the development of an area which forms part of the green infrastructure of Colne which is used for open space. The latter loss is a permanent consequence of the proposal and cannot be replaced unless provision can be provided in an accessible off-site location. For heritage objectives the proposal has a neutral effect. This recognises that the proposal is located out of the main vista of the Grammar School and located to the south and would be seen in the context of wider new build development. The quality of the design however will be important in ensuring that a neutral effect can continue to be observed through the development of the scheme. A neutral effect is also found for landscape/townscape objectives. Again this follows the assessment made for heritage objectives but also acknowledges the contained nature of the proposal and its location in close proximity to the M65 which cuts through the landscape reducing its quality. A neutral effect is found for climate change objectives, this reflects the relatively limited constraints to the development including flood risk, but is not positive due to the relatively long distance required to travel to most services therefore encouraging car travel.</p>		

P086 Land off Bridge Street, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 16 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply in a relatively deprived community of Pendle. Low viability means that the site will not be able to support affordable housing needs delivery. Notwithstanding this, it is concluded that the proposal will have a minor positive effect for this policy objective noting the overall benefits housing land supply will have for the area.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability could affect the housing mix provided (Medium risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is currently used for employment. Its redevelopment for housing could result in the loss of local jobs or local access to jobs if relocated elsewhere within the borough though this effect is relatively limited given the limited scale of the site and its use primarily for the storage of materials.</p> <p>The Site is located in 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects in the longer term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	+	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m of a local 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 2000m of a secondary school.</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site of limited scale and Low viability meaning contributions unlikely. (High risk).</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne				
SA Objective	Score			Commentary
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>Little scope exists within the development to accommodate new open space although the site is located nearby to an existing park (Millennium Park). 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 space. The proposal is considered compatible with these land uses.</p> <p>Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive 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>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of all assessed transport services.</p> <p>There are known capacity issues on the local highway network (Albert Road). The proposal is of an insufficient scale to affect highway capacity and is well connected to existing service provision including high quality public transport provision to encourage a modal shift.</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><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>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 if it is a requirement of the site (considered unlikely).</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>

Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is previously developed and as such is considered to have significant positive effects for this objective.</p> <p><u>Term</u></p> <p>Permanent Significant positive 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 located within 50m of a watercourse (Colne Water).</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. On-site drainage storage may be a requirement. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope to deliver development taking into account possible drainage requirements (Medium risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA has assessed that the site is subject to some risk of flooding from flood water sources. A minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing to neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific drainage information required to confirm suitability of location for housing and to inform site design.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The site is highly accessible to existing services and facilities including public transport helping to encourage the adoption of alternative modes of travel to the car. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.74. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score applied for this objective is a result of the site's highly accessible location and relatively limited constraints.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- +	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>The Site is covered by an Ecological Interest (LERN record).</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>Overall the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope and viability of changes. High Risk.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.		+	<p><u>Likely Significant Effects</u></p> <p>The Site is situated 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><u>Term</u></p> <p>Likely minor positive effects from the medium term, possibly increasing to significant positive effects with adoption of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p>

Appendix 5: Assessment of Potential Housing Sites

P086 Land off Bridge Street, Colne		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Viability to achieve a high quality development. High Risk.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area. 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><u>Term</u></p> <p>Likely minor positive effects potentially increasing to significant positive effects from the medium term with adoption of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Viability to achieve a high quality development. High Risk.</p>
<p>Summary: The proposal has positive effects for housing and health objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated health benefits connected to the delivery of new homes. The proposal relates to a site which is developed and currently used for employment purposes close to the town centre of Colne. The current use of the site and loss of employment land resulting from the proposal results in a neutral effect noting the limited employment use connected to the site and the economic benefits generated. The redevelopment of land within Colne's settlement boundaries is beneficial for securing the efficient use of land, supports the regeneration of the town, and supports improvements to its built environment, enhancing the nearby conservation areas. A limited degree of flood risk affects the site which will need to be addressed through the redevelopment of the site. The site is highly accessible to services, shops and employment helping to encourage residents to use alternative modes of travel to the car. This benefits transport objectives but also supports the strong score attached to the site for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 14 dwellings. The proposal help to improve the quality of existing housing stock and diversify the type and size of homes in Colne. The area has limited viability meaning it is unlikely that the site will be able to support the delivery of affordable housing. Notwithstanding this, and noting the overall benefits housing land supply will have for the area, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability could affect the housing mix provided (Medium risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is currently used for employment. Its redevelopment for housing could result in the loss of local jobs or local access to jobs if relocated elsewhere within the town or borough.</p> <p>The Site is located in 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects in the longer term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m of a local 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 secondary school.</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a significant positive effect for this objective.</p>
	++			<p><u>Term</u></p> <p>Permanent significant 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>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP and open space. Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed and the development would increase pressure on existing facilities. The Site is bordered by existing residential uses with industrial uses across the road. The proposal is considered compatible with these uses and the industrial use is unlikely to adversely affect the proposal noting the distance between the establishment and the proposal.</p>
	+			<p>Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive 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>

Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more assessed transport services.</p> <p>There are known capacity issues on the local highway network. The proposal is of an insufficient scale to affect highway capacity and is well connected to existing service provision including high quality public transport provision to encourage a modal shift.</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>Term</p> <p>A positive effect from the medium term.</p> <p>Mitigation</p> <p>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 if it is a requirement of the site (considered unlikely).</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>The extent of which travel plan measures encourage a modal shift.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++		<p>Likely Significant Effects</p> <p>The Site is previously developed and as such is considered to have significant positive effects for this objective.</p> <p>Term</p> <p>Permanent Significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body.</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>Term</p> <p>Neutral effect (permanent).</p>
	0		

Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1, and subject to a limited risk of flooding. As such the site has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	-	<p><u>Likely Significant Effects</u> The Site is located within 500m of the Colne AQMA. Whilst the proposal is not of a sufficient scale to contribute to a worsening of air quality within the AQMA, the site's proximity to the AQMA does raise health concerns for its future occupiers. The Site therefore has a minor adverse effect on this objective.</p> <p><u>Term</u> Permanent minor adverse effects minimised by sustainable location of the Site and adoption of measures to enhance air quality.</p> <p><u>Mitigation</u> The Site holds excellent accessibility to all services, facilities, shops and employment, and public transport reducing the need to travel by car. The layout and orientation of dwellings should be carefully designed to minimise the effects of air pollution. The proposal should include street trees to reduce the effects of pollution.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Viability to support mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne				
SA Objective	Score		Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+		<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.65. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score applied for this objective is a result of the site's highly accessible location and relatively limited constraints.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely neutral effect from the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne		
SA Objective	Score	Commentary
	0	<p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> 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 for this objective.</p> <p><u>Term</u> Minor positive effects with mitigation in the longer term.</p> <p><u>Mitigation</u> High quality development which is consistent with and sensitivity to the existing built surrounds, quality and character, further boundary treatments where needed.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Viability for a high quality development.</p>

Appendix 5: Assessment of Potential Housing Sites

P087 Duckworth Mill, Skipton Road, Colne				
SA Objective	Score		Commentary	
Summary: The proposal has positive effects for housing and health objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated health benefits connected to the delivery of new homes. The proposal relates to a site which is developed and currently used for employment purposes close to the town centre of Colne. The current use of the site and loss of employment land resulting from the proposal results in a neutral effect noting the limited employment use connected to the site and the economic benefits generated. The redevelopment of land within Colne’s settlement boundaries is beneficial for securing the efficient use of land, supports the regeneration of the town, and supports improvements to its built environment. The site is unaffected by flood risk or biological constraints. The site is close to the only AQMA designated within the borough. The site’s highly accessible location and limited scale ensures that the proposal will contributing to the worsening of air quality or highway problems located in the area however the effects of air pollution could affect the health of residents and the adoption of mitigation measures through the design, form and features of the development may be required. Overall the limited constraints and high connectivity of the site results in a strong positive score being attached to the site for climate change objectives.				

P088 Laithe Street, Colne				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The Site has capacity for 15 dwellings. The proposal help to improve the quality of existing housing stock and diversify the type and size of homes in Colne. The area has limited viability meaning it is unlikely that the site will be able to support the delivery of affordable housing. Notwithstanding this, and noting the overall benefits housing land supply will have for the area, it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> Low viability could affect the housing mix provided (Medium risk)	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not in use for employment. The Site is located in within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective. <u>Term</u> Likely permanent minor positive effects from the short to medium term.
	+			

Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne			
SA Objective	Score		Commentary
			<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u> 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><u>Like Significant Effects</u></p> <p>The Site is located within 800m of a local 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 secondary school. The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a significant positive effect for this objective.</p> <p><u>Term</u> Permanent significant positive effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP and open space. Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed and the development would increase pressure on existing facilities. The Site is bordered by existing residential uses. The proposal is considered compatible with these uses. Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u> Permanent minor positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> 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> The Site is located within 400m of one or more assessed transport services. There are known capacity issues on the local highway network. The proposal is of an insufficient scale to affect highway capacity and is well connected to existing service provision including high quality public transport provision to encourage a modal shift. 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 positive effect for this objective. <u>Term</u> A positive effect from the medium term. <u>Mitigation</u> 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 if it is a requirement of the site (considered unlikely). <u>Assumptions</u> None. <u>Uncertainties</u> The extent of which travel plan measures encourage a modal shift.
				+
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse 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><u>Term</u></p> <p>Neutral effect (permanent).</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, and subject to a limited risk of flooding. As such the site has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute towards air pollution locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p>

Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.65. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score applied for this objective is a result of the site's highly accessible location and relatively limited constraints.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	0		<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely neutral effect from the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0		<p><u>Likely Significant Effects</u></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 area. The site is limited in scale and is contained by neighbouring uses. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects following completion of the development.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P088 Laithe Street, Colne		
SA Objective	Score	Commentary
		None <u>Uncertainties</u> Viability for a high quality development.
Summary: The proposal has positive effects for housing and health objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated health benefits connected to the delivery of new homes. The redevelopment of land within Colne’s settlement boundaries is beneficial for securing the efficient use of land, supports the regeneration of the town, and supports improvements to its built environment. There are minor positive effects for the economy due to the investment provided to the town by its development and future occupation. The site is greenfield and as such has a minor adverse effect for effective use of land objectives. The site is unaffected by flood risk, biological constraints, or the historic environment. The site does not contain features which are beneficial to the wider landscape character area. It is relatively small in scale and contained by neighbouring uses. A neutral effect is assessed for landscape objectives. Overall the limited constraints and high connectivity of the site results in a strong positive score being attached to the site for climate change objectives.		

P091 Land off Emmott Lane, Laneshaw Bridge				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 16 dwellings. The proposal help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership. The site has the potential to make a limited contribution to affordable housing need. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	+	<p><u>Likely Significant Effects</u></p> <p>The development 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><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge				
SA Objective	Score			Commentary
	+			<p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Provision of school facilities on site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</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.	+	+	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one or more key service.</p> <p>The development would result in contribution towards education provision.</p> <p>The Site is within 2000m of a primary school.</p> <p>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><u>Term</u></p> <p>Permanent minor positive effects with mitigation measures from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</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>Scope exists within the development to accommodate new open space within the site. 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>Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge				
SA Objective	Score			Commentary
				<p>Provision of open space on site.</p> <p>Assumptions None.</p> <p>Uncertainties 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>Likely Significant Effects</p> <p>The Site is located within 400m one or more assessed transport services.</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 minor positive effect for this objective.</p> <p>Term A positive effect from the medium term.</p>
	+			<p>Mitigation 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 if it is a requirement of the site (considered unlikely).</p> <p>Assumptions None.</p> <p>Uncertainties The extent of which travel plan measures encourage a modal shift.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p>Term Permanent minor adverse effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse (High Laith Beck).</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have Minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to reduce with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. Water storage might be required within the site. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to some risk of flooding which could influence its capacity for housing. The site is assessed as having a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Potential minor adverse effects reducing to neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site specific drainage information should inform the capacity of the site for development, type of development, layout and form.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute towards air pollution locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p>

Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.57. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The relatively low score applied for this objective is a result of the site's limited accessibility promoting travel by car.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p>Likely Significant Effects</p> <p>The Site does not affect any designated site.</p> <p>The Site is covered by an ecological interest (LERN record). The Site is predominantly improved grassland.</p> <p>The Site forms part of the Green Infrastructure network its development therefore has the potential to adversely affect this network.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Likely minor adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.		-	<p>Likely Significant Effects</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</p>

Appendix 5: Assessment of Potential Housing Sites

P091 Land off Emmott Lane, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>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><u>Term</u> Adverse effects potentially reducing by a limited extent over time with mitigation measures.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing and health objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated health benefits connected to the delivery of new homes. The proposal includes land for education purposes. Some of the scores set out particularly for economic and regeneration needs are neutral because of this inclusion. If education facilities were not delivered than the scores would worsen to a negative effect for these objectives. The site relates to undeveloped land at the edge of Laneshaw Bridge. Laneshaw Bridge is a rural village of limited sustainability. As such the proposal is quite distant from most services other than the limited services which feature within the village. The proposal to develop greenfield land has adverse effects for securing the effective use of land and land resources. The site is also open and sites on rising land resulting in adverse effects for landscape objectives owing to the introduction of suburban form within an otherwise rural environment. The proposal also has a negative effect on biodiversity objectives owing the current species using the site and its role within the green infrastructure network. The site is closely related to an existing watercourse and whilst unlikely to result in adverse effects for water quality suffers from risk of flooding due to rivers/surface water. The need to address this may reduce the developable area of the site. The site has limited accessibility and is subject to a number of physical constraints. Overall the proposal is weak in terms of its sustainability merits resulting in a low neutral effect for climate change objectives.</p>		

P093 Land off Hartleys Terrace, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 9 dwellings. The proposal help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne				
SA Objective	Score			Commentary
				Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> High risk that proposal is not viable due to local weak market.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (Colne Town Centre) The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective. The proposal is of limited scale. Limited economic benefits would arise as a result of the proposal with the investment provided by the development, short term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, the proposal is considered to have a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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> 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 however the proposal is limited in scale and so the degree of the effect caused is unlikely to cause harm to service quality or availability. The Site is within 800m of a primary school and 2000m of a secondary 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. <u>Term</u> Permanent minor positive effects with mitigation measures from the medium term. <u>Mitigation</u> None.
	+			

Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP and open space. Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is unlikely to increase pressure on existing facilities to a significant degree which would degrade the quality or availability of the service. The proposal would however remove access to open space for existing terraces on Hartley's Terrace harming the amenity of local residents.
	+			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. Taking the above into account, the proposal is assessed to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 400m one or more assessed 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. The proposal is accessible to some services and facilities helping reduce the need to travel by car and promote a modal shift. Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.
	+			<u>Term</u> A positive effect from the medium term. <u>Mitigation</u> 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 if it is a requirement of the site.

Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne			
SA Objective	Score		Commentary
			<u>Assumptions</u> None. <u>Uncertainties</u> The extent of which travel plan measures encourage a modal shift.
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> 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. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect (permanent). <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flood. As such the site has a neutral effect on this objective. <u>Term</u>

Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne		
SA Objective	Score	Commentary
		<p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, capacity and design to be informed by site specific drainage information.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute towards air pollution locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	-	<p><u>Likely Significant Effects</u></p>

Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective. <u>Term</u> Permanent loss where developed. <u>Mitigation</u> To be determined in consultation with Lancashire County Council. <u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The Site does not affect any 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 neutral effect on this objective. <u>Term</u> Likely neutral effect in the longer term with adoption of successful mitigation measures.
	0			<u>Mitigation</u> Creation of new habitats, safeguarding of existing habitats. Open space provision, landscaping. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The Site is located near to a listed structure but is considered unlikely to harm this asset given the very limited degree of relationship between the proposal site and this asset. As a result the proposal is assessed to have a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u>

Appendix 5: Assessment of Potential Housing Sites

P093 Land off Hartleys Terrace, Colne		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial 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 with local topography changes. The site is however small in 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><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. The site relates to undeveloped land within the settlement boundary of Colne. The limited scale of the site reduces the impacts of developing homes for most objectives to neutral. The site is well contained and does not experience any known overriding constraining features which would prevent its development. The small scale of the site also works to limit its benefits, with these limited. The site is located within Colne, a Key Service Centre, and as such is accessible to some services and facilities available within the town. This will help to encourage a modal shift. The relative accessibility of the site together with its limited constraints to development means that a minor positive effect is assessed for climate change objectives.</p>		

P100 Land north of Red Lion Street Car Park, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 15 dwellings. The proposal help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership and very limited affordable housing provision. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p>

Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (West Craven Business Park) The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective. The proposal is of limited scale. Limited economic benefits would arise as a result of the proposal with the investment provided by the development, short term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, the proposal is considered to have a minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 800m of a town centre (Earby) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 800m of a primary school and 2000m of a secondary school. The proposal would support businesses located within Earby through increased patronage and help diversify housing stock available in Earby. 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. <u>Term</u> Permanent minor positive effects with mitigation measures from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u>

Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby				
SA Objective	Score			Commentary
				<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	<p><u>Likely Significant Effects</u></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 within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Taking the above into account, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive 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>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m one or more assessed transport services.</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>The proposal is accessible to some services and facilities helping reduce the need to travel by car and promote a modal shift.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>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 if it is a requirement of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>

Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect (permanent).</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, capacity and design to be informed by site specific drainage information.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute towards air pollution locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.30. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p>

Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>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><u>Term</u></p> <p>Likely neutral effect in the longer term with adoption of successful mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>Creation of new habitats, safeguarding of existing habitats. Open space provision, landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is situated 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 less than substantial harm on the conservation area owing to the scale of the proposal in contrast to the existing built form in the locality.</p> <p><u>Term</u></p> <p>Significant adverse effects likely to reduce with mitigation measures.</p> <p><u>Mitigation</u></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. Further assessment necessary.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P100 Land north of Red Lion Street Car Park, Earby		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field 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><u>Term</u></p> <p>Likely minor adverse effects kept to a minimum with mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Minor positive effects are assessed for health and economic objectives due to the connected benefits of delivering new housing in achieving improvements to health and the standard of living as provided by new quality housing and increased patronage and labour supply for the economy. The site has neutral effects for flooding and drainage and water quality objectives owing to the absence of major flood concerns affecting the site. The site is also relatively unconstrained for biodiversity. The site is undeveloped and as such score negatively for securing the efficient use of land. The site is part of the Earby Conservation Area. Whilst small in scale the proposal would not complement the existing settlement pattern of urban form and it is likely to cause harm to the historic environment. Further assessment is necessary and it is likely that a public interest test would be required.</p>		

P103 Land to rear of Osbourne Terrace, Spen Brook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 29 dwellings. The proposal help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership and affordable housing provision. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook				
SA Objective	Score			Commentary
				Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective. The proposal is of limited scale. Limited economic benefits would arise as a result of the proposal with the investment provided by the development, short term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> 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 service quality/availability. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage, helping to sustain the rural economy and will help diversify housing stock available in the rural area. Accounting for the above, on balance, the proposal is considered to have neutral effect on this objective.
	0			<u>Term</u> Permanent neutral effects. <u>Mitigation</u>

Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook				
SA Objective	Score			Commentary
				<p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p>Likely Significant Effects</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 within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Taking the above into account, on balance, the proposal is assessed to have a neutral effect on this objective.</p>
	0			<p>Term Permanent neutral effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m one or more assessed transport services, however the existing service is of limited frequency.</p> <p>There are no known capacity issues on the local highway network. However the scale of the proposal could create increased conflict in the highway network given the standard and quality of existing roads in the locality.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>The proposal is accessible to few services promoting travel by car.</p> <p>Accounting for the above, the proposal is assessed as having a minor negative effect for this objective.</p>
	-			<p>Term A minor negative effect from the medium term.</p> <p>Mitigation Unlikely available.</p> <p>Assumptions None.</p>

Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> 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. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect (permanent). <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flood. As such the site has a neutral effect on this objective. <u>Term</u> Permanent neutral effect with adoption of mitigation measures. <u>Mitigation</u>

Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, capacity and design to be informed by site specific drainage information.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site is not known to be located within a locality which experiences poor air quality. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.22. The site therefore has a minor negative effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed reflects the site's isolated location requiring residents to travel by car to access services, jobs and goods. The proposal is also in a sensitive location being in the Forest of Bowland Area of Outstanding Natural Beauty (AONB).</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	-	<p>Likely Significant Effects 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>

Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects The Site does not affect any 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 neutral effect on this objective.</p> <p>Term Likely neutral effect in the longer term with adoption of successful mitigation measures.</p> <p>Mitigation Creation of new habitats, safeguarding of existing habitats. Open space provision, landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	--			<p>Likely Significant Effects 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 the built up area of Spen Brook extensively and uncharacteristically, ignoring the sensitivities of the historic environment which would be highly visible from numerous vantage points. Less than substantial to substantial harm is likely. A significant adverse effect is assessed for this objective.</p> <p>Term Permanent significant adverse effects with the potential to reduce with the adoption of mitigation measures.</p> <p>Mitigation Smaller scale development, use of traditional vernacular and natural materials. High quality design and landscaping.</p> <p>Assumptions None</p> <p>Uncertainties</p>

Appendix 5: Assessment of Potential Housing Sites

P103 Land to rear of Osbourne Terrace, Spen Brook		
SA Objective	Score	Commentary
		The degree that potential mitigation measures could reduce the level of harm caused for this objective, and public interest case that can be demonstrated in determining the suitability of the proposal (High Risk).
14. To conserve and enhance landscape character and townscapes.	--	<p>Likely Significant Effects</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>Term Permanent significant adverse effects which cannot be mitigated</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are assessed for health, wellbeing, and regeneration objectives noting the relatively limited scale of the proposal and its isolated location. The isolation of the site and limited service infrastructure available results in adverse effects for highway objectives. The site is greenfield and as such the proposal has a negative effect for securing the efficient use of land and resources. Despite this, evidence gathered thus far shows that the site is relatively unconstrained by flood risk and biodiversity, resulting in neutral effects for these objectives. The site is located within the Newchurch-in-Pendle and Spen Brook Conservation Area. It is also located in the Forest of Bowland Area of Outstanding Natural Beauty. In contrast to existing built form the proposal is in stark contrast in terms of its scale. The site also located in open area of land which is not well contained and visible from a wider range of viewpoints. As such and taking this into account the proposal would have an adverse effect on heritage and landscape objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 90 dwellings. The proposal help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership and affordable housing provision. Taking the above into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not 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 has a neutral effect for this objective.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford				
SA Objective	Score			Commentary
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 a local centre (Barrowford)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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 and open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities</p> <p>The Site is bordered by existing residential uses, place of worship and open countryside. The proposal is compatible with these uses.</p> <p>Taking the above into account, on balance, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive 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>
	+			

Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m one or more assessed transport services, however the existing service is of limited frequency. Capacity issues exist in the local highway network. In particular Church Street is subject to constrained vehicle movements owing to the narrow width of the road and on-street parking. Alternative routes around this experience heavy traffic during peak hours. 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 negative effect for this objective.</p> <p><u>Term</u></p> <p>A minor negative effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Traffic priority measures. Measures to enhance pedestrian infrastructure into the centre of Barrowford to improve highway safety and accessibility for non-car modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is unclear whether mitigation measures suggested would be sufficient to overcome this constraint.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 50m of a watercourse or water body. Local drainage issues exist with the site acting to reduce surface water run-off rates. Reports of surface water spilling of the site may arise due to a blocked field drain this would require further prior investigation prior to its development. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Trending towards neutral with mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> New drainage infrastructure is likely necessary to develop the Site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> It is unclear whether the identified solution would address this issue. Further assessment required (Low-medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Site layout, capacity and design to be informed by site specific drainage information.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The site has some accessibility to services, sources of employment and shops thereby helping to reduce the reliance of residents on travel by car. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p>

Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford			
SA Objective	Score		Commentary
			<p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0
			<p>Likely Significant Effects The Site does not affect any designated site. 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. The Site is not located within the Green Infrastructure Network. Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p>Term Likely minor adverse effects reducing in the longer term with the adoption of mitigation measures.</p> <p>Mitigation Retain and enhance existing habitats. Create new habitats within open space, landscape and design details of the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is partly situated within Barrowford Conservation Area. The development of a new access and new homes off Church Street would alter the built environment in this area. The site is located in close proximity to a number of buildings which contribute significantly towards the conservation area. These buildings are not listed but may form non-designated heritage assets. The existing tree frontage and retaining stone wall along the road frontage of Church Street is noted within the Barrowford Conservation Area Appraisal to contribute positively to a key view along Church Street which forms the arrival into the historic part of the settlement and provides a semi-rural character which is notably different to that displayed in the village centre. 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 finding of less than substantial harm is assessed for this effect caused by the proposal on the historic environment. This is consistent with conclusions made by the Council during the recent planning application. Based on the above it is considered that the proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects likely to reduce with mitigation measures.</p> <p><u>Mitigation</u></p> <p>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. Consideration of public benefits in accordance with the NPPF.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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 stone wall along the road frontage of Church Street. This view is noted within the Barrowford Conservation Area Appraisal to contribute positively to a key view along Church Street which forms the arrival into the historic part of the settlement and provides a semi-rural character which is notably different to that displayed in the village centre. The site is 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 is therefore well related and the impacts of developing the site would be limited to a relatively small area. The stone wall and TPO trees contribute to the character of the site and the immediate surrounding area, which reduces development potential. Minor adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>minor adverse effect potentially reducing over time.</p> <p><u>Mitigation</u></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>

Appendix 5: Assessment of Potential Housing Sites

P104 Land at Oaklands, Church Street, Barrowford		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. The new homes provided at the site also benefit health, wellbeing, economic and regeneration objectives noting the increased opportunity to access quality housing and the benefits an increased population will have for employers and businesses. The site is undeveloped, as such the proposal has a negative effect for securing the efficient use of land. The site benefits from some access to existing services and facilities available within Barrowford however highway capacity constraints experienced locally are only likely to be exacerbated by the development and highway safety problems exist on routes between the site and the village centre. The site experiences drainage problems resulting in water topping the wall and entering the highway. It is thought that this is caused by a blocked drain rather than a result of surface water drainage problems. A minor adverse effect is assessed for this objective. The proposal borders the Barrowford Conservation Area and its development would alter the existing urban environment. The urban environment in its current condition contributes towards the conservation area. As a result less than substantial harm is observed and a minor adverse effect its assessed for this objective. The proposal exhibits some of the features noted within the Lancashire landscape appraisal and contributes towards the quality of this area. The connection held to the historic environment is also a defining feature of the site. The development of the site will adversely affect landscape/townscape objectives resulting in a minor adverse effect for this objective. Overall the site is relatively accessible being attached to a Local Service Centre within the M65 Corridor. The site experiences a number of constraints and sensitivities resulting in adverse effects. Taking this into account the site is assessed to have a neutral effect on climate change objectives.</p>		

P108 Land south of Brookfield Way, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 103 dwellings including affordable housing. The proposal help to improve the quality of existing housing stock and diversity of housing stock increasing opportunities for home ownership in the local area. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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 has a neutral effect for this objective.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>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.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a town centre (Earby)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby				
SA Objective	Score			Commentary
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>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Taking the above into account, on balance, the proposal is assessed to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive 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>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway constraints locally.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>The proposal is access to a number of services, helping to reduce reliance on car travel.</p> <p>Accounting for the above, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby		
SA Objective	Score	Commentary
		<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	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse or water body (new cut).</p> <p>The development will require new water management infrastructure along New Cut between Earby and Sough.</p> <p>The proposal will not affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Trending towards neutral with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be located away from the watercourse. New drainage infrastructure is likely necessary to develop the Site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are subject to a high risk of flooding. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects likely reduced with sufficient mitigation.</p> <p><u>Mitigation</u></p> <p>Detailed assessment required of flooding and drainage at the site. Development outside of FZ2/3 as informed by site specific information. New drainage and storage capacity required to mitigate effects of developing the Site accounting for the effects of climate change.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The site has some accessibility to services, sources of employment and shops thereby helping to reduce the reliance of residents on travel by car. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby			
SA Objective	Score		Commentary
			None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated site.</p> <p>The Site is covered by an area of ecological interest (LERN record). The Site features improved grassland.</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><u>Term</u></p> <p>Minor adverse effect for the plan period reducing in the longer term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--		<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site 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 are found for this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P108 Land south of Brookfield Way, Earby		
SA Objective	Score	Commentary
		<p>Significant and permanent adverse effects.</p> <p><u>Mitigation</u></p> <p>No suitable mitigation.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the scale of housing provision proposed improving the quality and diversity of housing stock locally. The new homes provided at the site also benefit health, wellbeing, economic and regeneration objectives noting the increased opportunity to access quality housing and the benefits an increased population will have for employers and businesses. The site is undeveloped, as such the proposal has a negative effect for securing the efficient use of land. The site benefits from some access to existing services and facilities available within Earby helping to reduce reliance on travel by car. The site is located in close proximity to new cut and is at risk from flooding. Detailed understanding and flood risk and satisfactory mitigation measures will need to be adopted as part of any scheme to develop the site. The site is located close to a designated wildlife site and is known to be used by protected species. The site occupies an important undeveloped gap between Earby and Sough serving to maintain their physical separation and identity. The development of this site would remove or close this gap threatening the character of these separate places. A neutral effect is assessed for climate change noting its relatively strong accessibility and number of physical constraints affecting the site reducing its suitability for housing.</p>		

P109 Part Grains Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 34 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area, meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not 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 has a neutral effect for this objective.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 or more key service</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
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 or open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside and the A6068 Fence by-pass. Traffic noise may adversely affect residents and may affect the developable area and forms of development which might be acceptable.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Layout and technical specifications of materials used for development need to be selected to mitigate noise affects.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Measures adopted to reduce noise effects may result in a smaller development (Low risk).</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network due to on street parking. Whilst limited in scale the development is likely to contribute to these especially in peak hours.</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 neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a high risk of flooding from surface water. The SFRA recommends that the site is not allocated as a result. A significant adverse effect is therefore assessed.</p> <p><u>Term</u></p> <p>Detailed flood risk information and modelling required. Significant adverse effects found. The proposal is unlikely to represent a suitable location for housing unless evidence can be provided and accepted which demonstrates otherwise.</p> <p><u>Mitigation</u></p> <p>Detailed flood risk information and modelling required. This information will inform decisions regarding whether the site is suitable for development in flood risk terms. It should also inform the decisions made regarding the capacity of the site for development, type of</p>

Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>development permitted and the location, layout, massing and form of development which could take place. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 3.17. The site therefore has a minor negative effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The proposal has a low score for this assessment primarily due to the risk of flooding associated with its development.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is made up of predominantly improved grassland.</p> <p>The Site adjoins the Green Infrastructure Network. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Potential adverse effect reducing over the long term with the successful adoption and implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P109 Part Grains Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys 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 for this objective.</p> <p><u>Term</u></p> <p>Significant and permanent 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>Summary: The proposal has positive effects for housing objectives due to improvements made regarding the quality and diversity of housing stock locally. The proposal has little benefit for health, wellbeing, economic and regeneration objectives due to the limited accessibility of the site to nearby services, shops and sources of employment notwithstanding the benefits provided by the development of new homes. The site is undeveloped, as such the proposal has a negative effect for securing the efficient use of land. The site experiences a high risk of surface water flooding. This constraint may render the proposal undevelopable and requires further study to assess the extent and significance of this issue in close cooperation with the LLFA. Mitigation measures may significantly increase development costs and reduce site capacity. The site is located close to a designated wildlife site with potential for adverse effects. The site is located within the Green Belt and as such has a significant adverse effect for landscape objectives. A minor adverse effect is assessed for climate change noting its relatively limited accessibility of the site promoting travel by car and the degree of flood risk affecting the site.</p>		

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 12 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko				
SA Objective	Score			Commentary
				Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities and has a neutral effect for this objective. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> 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 service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None.
	0			

Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Wider land within the ownership of the promotor and made available is turned into accessible open space as part of wider environmental enhancements proposed. <u>Assumptions</u> None. <u>Uncertainties</u> Measures adopted to reduce noise effects may result in a smaller development (Low 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> The site is located within 400m of one or more transport services, however the service available is not sufficiently frequent to promote a modal shift from car usage. Parked cars along Gisburn Road cause obstructions within the local highway. The scale of the proposal means it is unlikely to contribute significantly to traffic passing along the A682 worsening delays experienced in 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. <u>Term</u> A minor adverse effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u>

Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko		
SA Objective	Score	Commentary
		Mitigation measures may strain viability depending on their scope (medium risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.71. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period</p> <p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko				
SA Objective	Score			Commentary
				<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></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 made up on 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><u>Term</u></p> <p>Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period. Blacko Memorial is located near to the site but has no visual connection to the proposal. Blacko Tower, a folly, stands prominently nearby, and is a significant local landmark. The development would take place within its setting as viewed from the south, however would be seen in the context of existing development which includes a modern development attached to the west.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P110 Land at Hollin Hall Farm, Gisburn Road, Blacko		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site 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. Taking this into account, and the findings of the previous Appeal relating to the site, overall a minor adverse effect has been assessed.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>High quality development which is consistent with and sensitivity to the existing built surrounds. Boundary treatment to west and south.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has relatively effect on sustainability objectives due to the limited scale of the proposal. There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal has little benefit for health, wellbeing, economic and regeneration objectives due to the limited scaled of the proposal and its relatively poor accessibility of the site to nearby services, shops and sources of employment notwithstanding the benefits provided by the development of new homes. This results in minor adverse effects for highway objectives promoting travel by car. The site is undeveloped, as such the proposal has a negative effect for securing the efficient use of land. A neutral effect is assessed for heritage objectives due to the limited relationship of the site with the nearby listed Blacko Tower. A minor adverse effect is assessed for landscape objectives noting the landscape sensitivity of the proposal site, its openness and proximity to the AONB. This finding takes into account the findings of the previous appeal relating to a previous proposal for the site. Taking into account the above, it is concluded that the site has a neutral effect on climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 80 dwellings including affordable housing. The proposal help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne				
SA Objective	Score			Commentary
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 or more key service, or 2000m of Colne Town Centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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 or open space.</p> <p>The Site is designated open space in private ownership. The site has been declared surplus to the needs of the owner. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside and the M65 motorway. The motorway could have an adverse effect on health and wellbeing due to its operational effects.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Measures adopted to reduce noise effects may result in a smaller development (Low risk).</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of a transport service.</p> <p>There are known capacity issues on the local highway network (Colne North Valley and in Barrowford). The proposal is of an insufficient scale to affect highway capacity problems currently experienced.</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><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>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. Limited travel plan measures could however be applicable noting the enhanced viability of the locality.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0		<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effect.</p>

Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and is subject to a low risk of flood. As such the site has a neutral effect on this objective.</p> <p><u>Term</u> Likely neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	-	<p><u>Likely Significant Effects</u> The Site does not affect any designated site. The Site is covered by an Ecological Interest (LERN record). The Site is comprised of improved grassland with some semi improved grassland. The Site is located within the Green Infrastructure Network and is in use for recreation (Controlled usage). The development of the site would result in the loss of this facility. Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> Likely permanent minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Mitigation measures unlikely to overcome effect on Green Infrastructure network.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	?	<p><u>Likely Significant Effects</u></p> <p>The Site is not affected by designated heritage assets. Colne Grammar School may be a non-designated heritage asset. Developing the playing field in front of this building could adversely affected its setting. A balanced judgement will need to be made taking this relationship into account and depending on the scale and form of the development. An uncertain effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Uncertain effects likely to be clarified by any detailed scheme to bring the site forward for development.</p> <p><u>Mitigation</u></p> <p>Layout, detailed design, materials, form, scale.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may result in a smaller development (Low-medium risk).</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Minor adverse effects for the plan period likely to remain permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P111 Sports Field Adjacent to Former Nelson and Colne College, Colne				
SA Objective	Score			Commentary
Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy. There are little benefits associated with the proposal for transport and regeneration objectives due to the relatively poor accessibility of the site to nearby services, shops and sources of employment, promoting travel by car. The site is open space and wider constraints are limited. The Site is located within the setting of Colne Grammar School a likely non-designated heritage asset. A balanced judgement will need to be made depending on the detail of the proposal to develop the site and harm caused to this building. The development of the site would close an existing area of open space located on the edge of Colne and further extend the urban area closing the gap (marginally) between Colne and Barrowford (the site is not Green Belt). A minor adverse effect is assessed for landscape. Accounting for the above, and noting the relatively limited constraints to developing the site, the proposal has a neutral effect for climate change objectives.				

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			Likely Significant Effects The Site has capacity for 10 dwellings. The proposal help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. Term Permanent minor effects from the medium term Mitigation Planning obligations for the mix of housing Assumptions None. Uncertainties None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	Likely Significant Effects The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. Term A permanent neutral effect.
	0			

Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a local centre (Barrowford). No service provision is proposed on site. The development proposal is however small in scale and unlikely to result in significant service pressure. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u> Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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 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. 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. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u> Likely permanent minor positive effect with mitigation measures.</p> <p><u>Mitigation</u></p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford				
SA Objective	Score			Commentary
				<p>Areas of the site within designated open space should be retained and kept free of development.</p> <p>Assumptions None.</p> <p>Uncertainties 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>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services.</p> <p>The proposal is not of a sufficient scale to affect local congestion problems.</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>Term A minor positive effect from the medium term.</p>
	+			<p>Mitigation Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p>Assumptions None.</p> <p>Uncertainties Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p>Term Permanent minor adverse effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is 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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is at significant risk of flooding and as such is not a suitable location for housing. A significant adverse effect is assessed.</p> <p><u>Term</u></p> <p>Significant adverse effects likely to be most pronounced during construction, with the potential to reduce with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Detailed site assessment required including modelling of at risk areas to understand suitability of the site for housing. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of development in areas of the site with a high risk of flooding from any source.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
		<p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.39. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed largely reflects the site's environmental constraints.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	0		<p><u>Likely Significant Effects</u></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 made up on 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><u>Term</u></p> <p>Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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><u>Term</u></p> <p>Likely permanent adverse effects.</p>

Appendix 5: Assessment of Potential Housing Sites

P112 Land adjacent to 12 Wheatley Lane Road, Barrowford		
SA Objective	Score	Commentary
		<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>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy, however these benefits can only be provided if existing open space found on the site is kept free from development. Benefits are associated with the proposal for transport and regeneration objectives due to the relative accessibility of the site to some services helping to reduce travel by car and the limited scale of the proposal. A neutral effect is assessed for economic objectives noting the site's distance to employment land sites. The site has not been previously developed and so adverse effects are assessed for securing the effective use of land. The site is heavily affected by flood risk and the SFRA concludes that the site is not suitable for housing. A significant adverse effect is assessed for flooding objectives. Neutral effects are assessed for ecological and historic environment objectives. Further studies in relation to these matters may however be necessary. Minor adverse effects are recorded for landscape objectives noting the site's green belt designation and function. Overall an adverse effect is assessed for the development in relation to climate change objectives. This is largely due to the significant degree and risk of flood risk which affects the site.</p>		

P114 Land north of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 74 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge				
SA Objective	Score			Commentary
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>Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, school and open countryside. The proposal is compatible with these existing uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space provision may 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 infrastructure with growth.	+	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 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><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p>

Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge			
SA Objective	Score		Commentary
			<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse or water body. The Site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to adversely affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and is subject to a low risk of flood. As such the site has a neutral effect on this objective. <u>Term</u> Likely neutral effects with the adoption of mitigation measures. <u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0		<u>Likely Significant Effects</u>

Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site made up on 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><u>Term</u></p> <p>Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	--		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a conservation area but is located near to a listed building. The development of the Site could result in less substantial harm to substantial harm 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><u>Term</u></p> <p>Significant adverse effects with potential to reduce with mitigation measures to be agreed with the Council.</p> <p><u>Mitigation</u></p> <p>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. Assessment of public benefits is likely to be necessary.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Mitigation measures cannot reduce or overcome harm identified (medium risk). The public benefits associated within the proposal does not outweigh the harm identified to the historic environment (medium-high risk).</p>
14. To conserve and enhance landscape character and townscapes.	--		<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The Site 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</p>

Appendix 5: Assessment of Potential Housing Sites

P114 Land north of Sheridan Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>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><u>Term</u> Significant adverse effects with potential to reduce with mitigation measures to be agreed with the Council.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health objectives owing to the associated benefits brought to health by access to quality housing. There are little benefits associated with the proposal for regeneration objectives due to the relatively poor accessibility of the site to nearby services, shops and sources of employment, the site is however accessible to public transport services supporting minor positive effects for transport objectives. The site is undeveloped and as such has adverse effects for the making efficient use of land. The Site is closely related to a listed building and as a result is likely to result in less than substantial to substantial harm to this asset requiring an assessment of public benefits. Significant adverse effects are assessed for heritage objectives. Similarly significant adverse effects are assessed for landscape objectives noting the site's relatively poor relationship to the settlement pattern and its scale which is inconsistent with the role and sustainability of Laneshaw Bridge. The site is sloping and highly visible to wider open land to the south. The site does not form a natural extension to Laneshaw Bridge. The site has neutral effects for most other objectives including climate change noting the limited additional constraints to developing the site for housing.</p>		

P115 Land off Carr Hall Road, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 68 dwellings including affordable housing. The proposal help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p>

Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (Riverside Business Park). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 800m of one or more key service, or 2,000m of a town centre. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u>
	0			

Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford				
SA Objective	Score			Commentary
				None.
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>Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these existing uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space provision may 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 infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not 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 negative effect for this objective.</p> <p><u>Term</u></p> <p>A minor negative effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is at risk of flooding. Further detailed information is required to inform site capacity and layout. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford				
SA Objective	Score			Commentary
				<u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site made up on predominantly improved grassland. The Site is not located within the Green Infrastructure Network. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Likely neutral effect over the long term with the successful adoption and implementation of mitigation measures. <u>Mitigation</u> 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. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	--			<u>Likely Significant Effects</u> The Site is located within the Carr Hall Road Conservation Area. The Carr Hall Road Conservation Area appraisal notes the significant role played by the site in enabling views into and from the site which contribute to the conservation area’s setting. Taking this into account it is considered likely that the proposal would result in substantial harm to this designation. A public interest test would be required to determine the suitability of the proposal. Significant adverse effects are assessed for this objective. <u>Term</u> Permanent Significant Adverse effects. <u>Mitigation</u> It is unlikely that the harm could be reduced and public benefits outweigh the harm caused by the proposal. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	--			<u>Likely Significant Effects</u> 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.

Appendix 5: Assessment of Potential Housing Sites

P115 Land off Carr Hall Road, Barrowford		
SA Objective	Score	Commentary
		<p>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>Term A significant adverse effect</p> <p>Mitigation No mitigation measures exist.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health objectives owing to the associated benefits brought to health by access to quality housing and economic benefits due to the benefits provided to the economy provided by the delivery of new housing. There are little benefits associated with the proposal for regeneration and transport objectives due to the relatively poor accessibility of the site to nearby services, shops and sources of employment, increasing the reliance of future occupiers on travel by car. The site is undeveloped and as such has adverse effects for the making efficient use of land. The Site is located within a conservation area and found to maintain an important role for this conservation area. Substantial harm is assessed for this proposal requiring assessment of public benefits. Similarly significant adverse effects are assessed for landscape objectives noting the site's relatively poor relationship to the settlement pattern and affect on built character, and the site's designation as Green Belt. The site has neutral effects for most other objectives including climate change noting the limited additional constraints to developing the site for housing.</p>		

P116 Land at Church Clough Farm, Lenches Road, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The Site has capacity for 59 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located within a weak market area and as such is unlikely to provide affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor effects from the medium term</p> <p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne				
SA Objective	Score			Commentary
				<p>Planning obligations for the mix of housing</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Low viability may affect mix of homes provided.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p>Likely Significant Effects</p> <p>The development site is not currently used for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Colne Town Centre).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term</p> <p>A permanent minor positive effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</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>Likely Significant Effects</p> <p>The Site is located within 800m of a town centre (Colne).</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p>Term</p> <p>Permanent minor positive effects from the medium term.</p> <p>Mitigation</p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions</p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these existing uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space provision may be required. <u>Assumptions</u> None. <u>Uncertainties</u> 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> 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 minor positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).
			+	

Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is at risk of flooding. Further detailed information is required to inform site capacity and layout. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.87. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne				
SA Objective	Score			Commentary
				To be determined in consultation with Lancashire County Council. <u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<u>Likely Significant Effects</u> The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland. The Site is located within the Green Infrastructure network and the development of the Site for housing would have an adverse effect. Overall the proposal is considered to have a likely minor adverse effect on this objective. <u>Term</u> Minor adverse effect reducing with implementation of mitigation measures.
				<u>Mitigation</u> Retention and enhancement of existing habitat. Creation of new habitat within open space, landscaping and new buildings where appropriate. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.				<u>Likely Significant Effects</u> 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. Less than substantial harm may arise from the proposal resulting in the need to engage the public benefits test. A minor adverse effect is assessed for this objective.
				<u>Term</u> Minor adverse effects from the medium term with potential for this to reduce with the implementation of mitigation measures. <u>Mitigation</u> 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. <u>Assumptions</u> None <u>Uncertainties</u> The proposal may not have sufficient public benefits to outweigh the harm caused to the historic environment (medium-high risk)

Appendix 5: Assessment of Potential Housing Sites

P116 Land at Church Clough Farm, Lenches Road, Colne		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). 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><u>Term</u></p> <p>Significant adverse effects reducing somewhat with mitigation.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health objectives owing to the associated benefits brought to health by access to quality housing and economic objectives due to the benefits provided to the economy provided by the delivery of new housing. The development of the site could assist regeneration locally with the investment made to the area and increased usage and patronage of local services, facilities and businesses. The proposal is support of transport objectives due to the relative accessibility of the site to nearby services, shops and sources of employment, reducing the reliance of future occupiers on travel by car. That said steep topographical changes experienced in the local area are likely to counter this. The site is undeveloped and as such has adverse effects for the making efficient use of land. The Site is located within close proximity to a listed building and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits. The site sits detached from the built up area of Colne on quite severely sloping ground which is highly visible from the town centre and which forms part of the unique setting of Colne. Substantial harm is assessed for landscape impact as a result. The site has neutral effects for most other objectives including climate change noting the limited additional constraints to developing the site for housing.</p>		

P117 Land at Chapel Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 46 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
				Permanent minor effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not used for employment. The Site is located within 2,000m of the nearest major employment site (Riverside Business Park). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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> 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 service quality/availability. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.
	0			

Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses, and open countryside. The A6068 Fence By-pass may have some adverse effects in terms of noise and air pollution on part of the Site. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects with implementation of mitigation measures. <u>Mitigation</u> 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. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
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> The site is located within 400m of one or more transport services. There are existing capacity issues on the local highway network due to on street parking. Whilst limited in scale the development is likely to contribute to these especially in peak hours. 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 neutral effect for this objective. <u>Term</u> A neutral effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u>
	0			

Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is at risk of flooding. Further detailed information is required to inform site capacity and layout. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.43. The site therefore has an adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The site score assessed reflects the site's constraints to development and its limited accessibility to wider services promoting travel by car.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a 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 located within the Green Infrastructure network and the development of the Site for housing would erode this network having an adverse effect.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to remain permanent with mitigation.</p> <p><u>Mitigation</u></p> <p>Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to a listed building, wrapping around this building and removing its agricultural context. Less than substantial harm to substantial harm is likely to result from the development on this site on this asset requiring assessment of public benefits. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effects with mitigation measure.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P117 Land at Chapel Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>The benefits associated with developing the site may not be sufficient to outweigh the level of harm caused to heritage assets (medium-high risk)</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>A significant and permanent adverse effect</p> <p><u>Mitigation</u></p> <p>No mitigation measures exist.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally and economic objectives due to the benefits provided to the economy provided by the delivery of new housing. The development of the site has neutral effects for regeneration, transport, and health objectives largely owing to the relatively limited accessibility of the site and local access/development constraints caused by on-street parking and the proximity to the A6068 by-pass. The site itself is quite constrained. The site is undeveloped and as such has adverse effects for the making efficient use of land. The Site is located within close to a listed building and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits. The site has some ecological value and is near ecological designations resulting in potential adverse effects. The site is close to a watercourse and experiences flooding. The site is designated as green belt. Its development would reduce the existing gap between Nelson and Fence resulting in adverse effects for landscape objectives. These factors combine to justify a minor adverse effect assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 300 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence				
SA Objective	Score			Commentary
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 or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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	-	<p><u>Likely Significant Effects</u></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 within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, and open countryside. The A6068 Fence By-pass may have some adverse effects in terms of noise and air pollution on part of the Site.</p>
	0			<p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network due to on street parking. Development of this scale is likely to significantly contribute to existing problems.</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 neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	0		
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	--	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of an unnamed watercourse or water body (Higgin Clough).</p> <p>The Site is likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	-		

Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<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>Assumptions None.</p> <p>Uncertainties None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects The SFRA finds that the site is at risk of flooding. Further detailed information is required to inform site capacity and layout. As a result a minor adverse effect is assessed for this objective.</p> <p>Term Minor adverse effect reducing with adoption of mitigation measures.</p> <p>Mitigation Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence			
SA Objective	Score		Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.22. The site therefore has an adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The site score assessed reflects the site's constraints to development and its limited accessibility to wider services promoting travel by car.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The Site 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 located within the Green Infrastructure network and the development of the Site for housing would erode this network having an adverse effect.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to remain permanent with mitigation.</p> <p><u>Mitigation</u></p> <p>Retain and enhance existing habitats. Creation of new habitats as appropriate within open space, landscaping and new buildings.</p>

Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u> 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 in at least less than substantial harm to this designation. This takes into account 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 and an assessment of the proposal's public benefits will be required. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent minor adverse effects from the medium term.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u> 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><u>Term</u> A significant and permanent adverse effect</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P120 Land at former Chapel House Farm, Barrowford Road, Fence		
SA Objective	Score	Commentary
		<p>No mitigation measures exist.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due large contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Benefits are provided for Economic objectives by the delivery of new housing and wider support this brings to the economy. The development of the site has neutral effects for regeneration, transport, and health objectives largely owing to the relatively limited accessibility of the site and local access/development constraints caused by on-street parking in Fence. The site itself is quite constrained. The site is undeveloped and as such has adverse effects for the making efficient use of land. The Site is located within a conservation area and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits. The site has some ecological value resulting in potential adverse effects. The site is close to a watercourse and experiences flooding. The site is designated as green belt. Its development would reduce the existing gap between Nelson and Fence resulting in significant adverse effects for landscape objectives. These factors combine to justify a minor adverse effect assessed for climate change objectives.</p>		

P121 Land east of Rye Croft, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 24 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 2000m of one or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
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Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden				
SA Objective	Score			Commentary
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 or open space.</p> <p>Little scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, and open countryside. The proposal is compatible with these land uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network due to on street parking. Development of this scale is likely to significantly contribute to existing problems.</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 minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	-			
6. To encourage the efficient use of land and conserve and enhance soils.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden		
SA Objective	Score	Commentary
		<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	<div>-</div> <div>0</div>	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m of a watercourse or water body (Trawden Brook).</p> <p>The Site is unlikely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is located in flood zone 1 and has a low risk of surface water flooding. There is a high risk of flooding from ground water.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.61. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden				
SA Objective	Score			Commentary
				Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved semi natural improved grassland The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a neutral effect on this objective.
	0			<u>Term</u> Neutral effect likely to remain permanent with mitigation. <u>Mitigation</u> Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<u>Likely Significant Effects</u> The Site is located within the Trawden Forest Conservation Area. The site is not especially prominent nor affects buildings or structures of the conservation area which are notably significant and contribute towards the unique and special character of the conservation area. The proposal is likely to result in less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective. <u>Term</u> Adverse effects for the plan period. <u>Mitigation</u> 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. <u>Assumptions</u> None <u>Uncertainties</u> It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)

Appendix 5: Assessment of Potential Housing Sites

P121 Land east of Rye Croft, Trawden		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site sits within the moorland fringe, South Pennine Fringe character area. The site is of limited scale, and makes a limited contribution to the character area. The site relates to the built up area of Trawden (Hollin Hall) to the west only. The site sits on steeply rising land as the land rising to open moorland. The site is visible from some public routes however this is limited but changes in topography and thick vegetation. Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Effects of proposal likely to be most significant in the shorter term during the construction with the effects reducing to a minor adverse effect in the longer term.</p> <p><u>Mitigation</u></p> <p>Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site's limited scale and relative inaccessibility to services, sources of employment and shops mean that neutral or minor adverse effects are assessed for regeneration, economic and health objectives notwithstanding the positive contribution new housing makes towards fulfilling these objectives. Adverse effects are assessed for transport objectives due to the distance of the site from a regular bus service and existing capacity problems experienced within the local highway network due to on-street parking. The site is undeveloped and as such has adverse effects for the making efficient use of land and use of natural resources. The site has a relatively high risk of flooding from groundwater. Further assessment is needed to evidence the effect this might have on site suitability/deliverability. A minor adverse effect is assessed for flooding objectives. The Site is located within a conservation area and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits with adverse effects assessed for heritage objectives. The site is not known to be of ecological value with further assessment requirement. The site is an edge of settlement location relating to steeply rising land. The site is visible from wider areas however this is contained by changes in topography and the site's location in a thickly vegetated area. A minor adverse effect is assessed for landscape objectives. Overall a neutral effect is assessed for climate change objectives.</p>		

P122 Land at Holme End, Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 27 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The site is located in a weak market area and as such viability low. As a result the proposal is unlikely to support the delivery of affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
				Permanent minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<u>Likely Significant Effects</u> The Site is located within 2000m of a key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective. <u>Term</u> Minor adverse effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.
	-			

Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	-	-	<u>Likely Significant Effects</u> The Site is located within 2000m 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 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 wellbeing as a result of noise and air pollution emitting from the motorway. Overall the proposal is considered to have an adverse effect for this objective. <u>Term</u> Likely adverse effects reducing with implementation of mitigation measures. <u>Mitigation</u> Boundary treatment and mitigation measures for road noise. Contributions towards open space provision may be required. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures used to address potential effect of the proximity of the motorway on future residents may increase development costs and/or affect site capacity increasing pressure on site viability (low-medium 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> The site is located in excess of 400m of one or more transport services. There are no known existing highway capacity problems affecting 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 minor adverse effect for this objective. <u>Term</u> A minor adverse effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None.

Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of an unnamed watercourse or water body (Pendle Water).</p> <p>The Site is unlikely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is partially within FZ2 and FZ3. Detailed flood risk information is required to inform decisions regarding the capacity, developable area, layout and form of development. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing with mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Avoidance of FZ2/FZ3. Detailed flood risk information is required to inform decisions regarding the capacity, developable area, layout and form of development.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The site is of limited capacity and unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 2.96. The site therefore has an adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed reflects the site's constraints to development and its limited accessibility to wider services promoting travel by car.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
the sustainable use of natural resources.				Permanent loss where developed. Mitigation To be determined in consultation with Lancashire County Council. Assumptions Site does not provide a commercially attractive or viable site for extraction. Uncertainties None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	Likely Significant Effects The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site features predominantly improved grassland. The Site is located adjacent to the Green Infrastructure Network. Its development is unlikely to adversely affect this network. Overall the proposal is considered to have a likely neutral effect on this objective. Term Likely neutral effects over the longer term with implementation of mitigation measures.
	0			Mitigation Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings. Assumptions None. Uncertainties None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			Likely Significant Effects The Site is located adjacent to a listed structure (Pendle Bridge), and in good view of this. The listed structure is currently in a rural location which would alter with the development of this site. The proposal is likely to result in at least less than substantial harm requiring assessment of public benefits. Minor adverse effects are assessed for this objective. Term Likely adverse effects with mitigation measure. Mitigation High quality housing with scale, form, materials and appearance taken from listed building. Development set back the listed structure. Careful boundary treatments Assumptions None Uncertainties

Appendix 5: Assessment of Potential Housing Sites

P122 Land at Holme End, Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)
14. To conserve and enhance landscape character and townscapes.	--	<p>Likely Significant Effects</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>Term A significant adverse effect</p> <p>Mitigation No mitigation measures exist.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is distant from services, facilities and public transport services promoting travel by car. As a result the proposal has adverse effects for regeneration and transport objectives. Adverse effects are assessed for health objectives partly due to distance to existing facilities but also due to the proximity of the site to the M65 and likely effects of this on future residents. The site is undeveloped and as such has adverse effects for the making efficient use of land and making efficient use of resources. The Site is subject to a number of physical constraints. The site is located close to a listed structure and its development for housing is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits. The site has some ecological value resulting in potential adverse effects. The site is close to a watercourse and experiences flooding. The site is designated as green belt. Its development would urbanise edge of Burnley, the open countryside, and villages of Fence and Higham located to the north resulting in significant adverse effects for landscape objectives. These factors combine to justify a minor adverse effect assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 119 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
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 or more key service or 2000m of a local centre (Barrowford)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 2000m 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 largely an agricultural setting with some residential uses nearby. The proposal is compatible with these land uses.</p> <p>Overall the proposal is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the development, including potential contributions.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>Some highway capacity issues exist locally. The scale of the proposal is likely to adversely affect existing 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, on balance, the proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0		<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is located in Flood Zone 1 and subject to some risk of flooding from surface water. A neutral effect is assessed for this proposal on this objective.</p> <p><u>Term</u> Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u> FRA required. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.09. The site therefore has an adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed reflects the site's constraints to development and its limited accessibility to wider services promoting travel by car.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p>

Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site features predominantly improved grassland.</p> <p>The Site is located adjacent to the Green Infrastructure Network. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
13. To conserve and enhance the historic environment,	--			<p><u>Likely Significant Effects</u></p> <p>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</p>

Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
heritage assets and their setting.		<p>causing likely significant and demonstrable harm which is unlikely to be reduce. An assessment of less than substantial to substantial harm is likely resulting in the need to consider the proposals public benefits. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effects.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u> 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. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> A significant adverse effect</p> <p><u>Mitigation</u> No mitigation measures exist.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P123 Land North of East Stone Edge, Barnoldswick Road, Barrowford				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is distant from most services, facilities and public transport services promoting travel by car. As a result, this neutralises the proposals benefits on the economy, health and regeneration objectives. Adverse effects are assessed for transport objectives. The site is undeveloped and as such has adverse effects for the making efficient use of land and making efficient use of resources. The Site is subject to a number of physical constraints. The site is located close to a listed structures and its development for housing is likely to result in at least less than substantial harm to substantial harm to this asset requiring consideration of public benefits. The site relates to an extensive open area north of Higherford and is highly visible from wider viewpoints and vistas. The proposal is of significant scale. Its development would dramatically alter the landscape, degrading its quality, and adversely affecting the role of this landscape as a transition towards upland moorland to the north. These factors combine to justify a minor adverse effect assessed for climate change objectives.				

P125 Land adjacent to 373 King’s Causeway, Brierfield				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The Site has capacity for 20 dwellings. The proposal help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is within a weaker housing market area. As a result the potential to secure affordable housing at the site is reduced. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> Limited viability may affect the mix of housing provided on site (low-medium risk)	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (Nelson Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the

Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King's Causeway, Brierfield				
SA Objective	Score			Commentary
	+			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term A permanent minor positive effect from the short to medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties 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.	+	-	0	<p>Likely Significant Effects The Site is located within 800m of one or more key service or 2000m of a local centre (Brierfield/Nelson) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p>Term Neutral effect from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p>Likely Significant Effects The Site is located within 800m of a GP or open space. The site has formal use as open space (Forming part of Nelson Golf Club). 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 largely an agricultural setting with some residential uses nearby. The proposal is compatible with these land uses. Overall the proposal is considered to have a neutral effect for this objective.</p>
	0			<p>Term A permanent neutral effect.</p>

Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King's Causeway, Brierfield				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Provision of open space within the development, including potential contributions.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity problems affecting the site. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, on balance, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u> A permanent minor positive effect.</p>
	+			<p><u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King’s Causeway, Brierfield			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and subject to some risk of flooding from surface water. A neutral effect is assessed for this proposal on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King's Causeway, Brierfield				
SA Objective	Score		Commentary	
			<p>None</p> <p>Uncertainties</p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0		<p>Likely Significant Effects</p> <p>The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term</p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p>Likely Significant Effects</p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects</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 features predominantly improved grassland.</p> <p>The Site is located adjacent to the Green Infrastructure Network. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King's Causeway, Brierfield		
SA Objective	Score	Commentary
	0	<p>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><u>Mitigation</u> Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> 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 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. Development would infringe on this open area and alter the character of walking routes through. Its development will result in a minor adverse effect for this objective.</p> <p><u>Term</u> Permanent adverse effect potential for some reduction with mitigation measures.</p> <p><u>Mitigation</u> Development directed to the northern part of the Site to reduce visually impact from exposed areas to the south.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P125 Land adjacent to 373 King’s Causeway, Brierfield				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The delivery of housing and benefits this has in supporting local jobs and businesses results in minor positive effects for economic objectives. The site somewhat distant from most services, facilities and public transport services forming an edge of settlement location therefore promoting travel by car, a neutral effect is assessed for health and wellbeing and regeneration objectives as a result. The loss of open space (with formal and informal recreational use and value) will not be compensated by the proposal however other open space accessible locally will remain. A neutral effect is assessed for health objectives. The site is undeveloped and as such has adverse effects for the making efficient use of land. Beyond this, the site is relatively unconstrained. This reflects its limited scale, contained location, and existing use as part of a golf course. The resulting effect means that the proposal has neutral effects for flood risk, biodiversity and heritage objectives. Some harm is found for landscape objectives. This is related to the viewpoints of the site obtained from the south and from the site towards the south which would be lost if the site was developed. These effects are however limited owing to the limited scale of the proposal and its urban setting. The relatively limited accessibility combined with the near absence of constraints means that the site has been assessed to have a neutral effect for climate change objectives.				

P126 Former Lakeside Garden Centre, Foulridge				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The Site has capacity for 23 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u>
	+			

Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge				
SA Objective	Score			Commentary
				<p>A permanent minor positive effect from the short to medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one or more key service or 2000m of a local centre (Colne)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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	<p><u>Likely Significant Effects</u></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 largely an agricultural setting with some residential uses nearby. The proposal is compatible with these land uses.</p> <p>Overall the proposal is considered to have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the development, including potential contributions.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> 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> The site is located within 400m of one or more transport services. There are no known highway capacity problems affecting the site. The development would not support investment in, or result in the loss of transport infrastructure and services. Accounting for the above, on balance, the proposal is assessed as having a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk).
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<u>Likely Significant Effects</u> The Site is overgrown brownfield and as such is considered to have a significant positive effect for this objective. <u>Term</u> Permanent significant positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	--	0		<u>Likely Significant Effects</u> The Site is located within 10m-50m of a water body (Lake Burwain and Foulridge Upper Reservoir). The Site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to adversely affect water quality. Overall the site is considered to have a minor adverse effect on this objective.
	-			<u>Term</u>

Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge		
SA Objective	Score	Commentary
		<p>Minor adverse effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the waterbody. Suitable on site drainage to prevent/minimise surface water flow into waterbody.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are located within FZ2/3 with some surface water flooding. The SFRA does not consider this to form a barrier to the development of the site however this requires careful management through the design and planning process. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects possibly reducing to neutral with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Detailed flood information required to inform decisions about the capacity, developable areas, layout and form of this site. 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	+	<p><u>Likely Significant Effects</u></p> <p>The Site is 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> <p><u>Term</u></p> <p>Likely neutral effects over the longer term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Retain and enhance existing habitats. Creation of new habitats in open space, landscaping and where appropriate, new buildings.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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><u>Term</u></p> <p>A minor positive effect with mitigation.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P126 Former Lakeside Garden Centre, Foulridge			
SA Objective	Score		Commentary
Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The delivery of housing and benefits this has in supporting local jobs and businesses results in minor positive effects for economic objectives. The site is accessible to a number of essential daily services, including public transport services helping to reduce the need to travel by car. The site is previously developed. Its redevelopment for housing would support the regeneration of Foulridge (and Colne) and make effective use of land. The redeveloped and limited scale of the site means that the proposal faces limited constraints. The most significant relates to flood risk from surface water and from associated overtopping of the nearby reservoir resulting in minor adverse effects for flood risk objectives. The redevelopment of the site will remove an overgrown site from the streetscene enhancing townscape. A minor positive effect is assessed for landscape objectives. Accounting for the above a neutral effect is assessed for climate change objectives.			

P128 Throstle Nest Mill, Nelson				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 8 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal site is located in a weak housing market with low viability. The types of homes which could be provided on site is likely to be limited. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability of the site may render the proposal undeliverable (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><u>Likely Significant Effects</u></p> <p>The development site is in use for employment. The site is allocated for mixed use development within the Bradley Area Action Plan. The proposal does not include employment and is only for housing. 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.</p>

Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson				
SA Objective	Score			Commentary
		0		<p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p>Term A permanent neutral effect from the short to medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties 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.	++	0	+	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a town centre (Nelson) No service provision is proposed on site. The proposal is not of a sufficient scale to result in significant pressure for existing services. The Site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p>Term A minor positive effect from the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
			+	
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space Little scope exists within the development to accommodate new open space. The site is however accessible to existing areas of public open space. No health facilities are proposed. The development is small in scale and unlikely to create significant pressure on service provision. The proposal site is bordered by both residential and commercial uses. A potential adverse effect exists for future occupiers if redeveloped for housing.</p>
			+	

Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson				
SA Objective	Score			Commentary
				<p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p> <p><u>Term</u></p> <p>Likely minor positive effect.</p> <p><u>Mitigation</u></p> <p>Siting and application of technical build requirements to limit effects of neighbouring uses on future occupiers.</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	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known 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, on balance, the proposal is assessed as having a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p>
	+			<p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The site is brownfield land and as such is considered to have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive 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>

Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m of a watercourse or water body (unnamed). The development is unlikely to require an upgrade to water management infrastructure. Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the watercourse, with measures incorporated into the design to slow runoff into the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>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><u>Term</u></p> <p>Significant adverse effects unlikely to be mitigated to any great degree.</p> <p><u>Mitigation</u></p> <p>Exception test required. 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.35. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score attributed for the site reflects its highly accessible location within Nelson.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The site is 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> <p><u>Term</u></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><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is not designated, however features an existing mill building reflective of the industrial heritage of Nelson. The proposal would likely result in its demolition resulting in at least less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Photographic record of existing building, retention of materials and building styles where possible.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+/-		<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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 by increasing the amount of quality housing in the area. The site however features an existing mill of</p>

Appendix 5: Assessment of Potential Housing Sites

P128 Throstle Nest Mill, Nelson		
SA Objective	Score	Commentary
		<p>historical relevance noting its connections to Nelson’s industrial legacy. The demolition of the mill is likely to result in less than substantial harm in this respect. Taking this into account, and potential enhancements provided to the urban environment provided by the proposal at mixed effect is assessed for this objective.</p> <p><u>Term</u> Initial adverse effects during construction likely to turn neutral in the longer term once the development is completed. A mixed effect overall.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The delivery of housing and benefits this has in supporting local jobs and businesses is offset by the loss of employment land that will occur as a result of the site’s redevelopment. The site is accessible to a number of essential daily services, including public transport services helping to reduce the need to travel by car. The site is previously developed. Its redevelopment for housing would support the regeneration of Nelson and make effective use of land. The proposal is subject to a significant threat from flooding and as such has a significant adverse effect assessed for this objective. The proposal has adverse effects for the historic environment noting that the proposal would result in the demolition of existing mill building. This has mixed effects for townscape as different effects are provided by the development by the removal of the mill (adverse) and development of quality housing opening the site up and providing an active street frontage (positive). These effects don’t necessarily offset and so mixed effects are assessed. Overall the proposal is assessed as having a minor positive effect for climate change.</p>		

P130 Land to rear of St. Thomas’s Primary School, Pasture Lane, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> The Site has capacity for 150 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u> Significant positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p>

Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas’s Primary School, Pasture Lane, Barrowford				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<u>Likely Significant Effects</u> The Site is located within 800m of a local centre (Barrowford) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u>
	+			

Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford				
SA Objective	Score			Commentary
				None.
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>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 surrounded by agricultural uses, residential development and a school. The proposal is compatible with these land uses.</p> <p>Overall the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the development, including potential contributions.</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	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 400m of one or more transport services.</p> <p>Existing capacity problems for access road (Pasture Lane) to the Site, and LCC consider that a major development could not be accommodated in this area owing to existing constraints which are unlikely to be mitigated. The proposed southern access is not of sufficient width for a new road and would require substantial removal of existing vegetation. The proposal is not therefore suitable in highways terms.</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><u>Term</u></p> <p>A likely minor adverse reducing somewhat with the 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. Alternative access route needed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford		
SA Objective	Score	Commentary
		None.
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>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a water body (reservoir).</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect over the plan period.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the waterbody. Suitable on site drainage to prevent/minimise surface water flow into waterbody.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are subject to flood risk (FZ2/FZ3) with ground and surface water. The SFRA does not consider this to be a barrier to the development of the site, however will require careful management through the design and planning process. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford		
SA Objective	Score	Commentary
		<p>Minor adverse effects potentially reducing with implementation of mitigation measures</p> <p><u>Mitigation</u></p> <p>Detailed flooding information required to inform decisions made regarding the site's capacity, developable areas, layout of development, form and density. 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not likely to contribute towards a worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.83. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site 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><u>Term</u></p> <p>Neutral effect with implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p>

Appendix 5: Assessment of Potential Housing Sites

P130 Land to rear of St. Thomas's Primary School, Pasture Lane, Barrowford		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is within the Industrial 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><u>Term</u></p> <p>Permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the large contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The delivery of new homes and support this provides to local businesses supports regeneration objectives. The site is served by existing open space and its scale enables the creation of further open space resulting in a positive effect for health objectives. The site is however distant from employment opportunities and public transport provision extending the need to travel by car, this does not support economic or transport objectives. The site is also subject to severe highway constraints within the wider highway network which do not appear to be immediately resolvable thus effectively preventing development on the site of any significant scale. The site is greenfield and as such has adverse effects for making effect use of land. The site is subject to flood risk from various sources resulting in an adverse effect for flood risk objectives. Remaining constraints affecting the site are rather limited. An adverse effect for landscape is assessed noting the site's significant scale, its open character, its role in forming part of the setting of Barrowford and elevated position. The development of the site for housing would fail to reflect the settlement pattern creating a large incongruous expansion of the settlement. Accounting for the above a neutral effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P136 Land at Ralph Laithe, Barrowford				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 66 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P136 Land at Ralph Laithe, Barrowford				
SA Objective	Score			Commentary
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 or more key service or 2000m of a local centre (Barrowford) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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. The Site is surrounded by agricultural uses, and residential development. The proposal is compatible with these land uses. Overall the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the development, including potential contributions.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P136 Land at Ralph Laithe, Barrowford				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>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.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</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. Alternative access route needed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield 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	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P136 Land at Ralph Laithe, Barrowford		
SA Objective	Score	Commentary
	0	<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and has a low risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.61. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P136 Land at Ralph Laithe, Barrowford				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>There are no designations affecting the Site.</p> <p>The Site is covered by an area of ecological interest (LERN record). The Site is predominantly improved grassland.</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> <p><u>Term</u></p> <p>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P136 Land at Ralph Laithe, Barrowford		
SA Objective	Score	Commentary
		Success and management of open space and biodiversity measures. Low-medium risk.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P136 Land at Ralph Laithe, Barrowford				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is served by existing open space and its scale enables the creation of further open space resulting in a positive effect for health objectives. The site is located close to existing public transport provision helping to reduce the reliance of future residents on travel by car supporting transport objectives. The site is however distant from employment meaning that the proposals support to economic and regeneration objectives are weakened. The site is greenfield and as such has adverse effects for making effect use of land. The site has biodiversity value and as such has an adverse effect for biodiversity objectives. Whilst relatively well related to Barrowford and of a scale which is consistent with size and role of Barrowford, the site is highly visible from the east including Barrowford Locks which is a locally important visitor destination. The development of the site may remove or degrade the current rural context of the canal in this location. The site is designated as part of the Green Belt and helps to prevent the urban sprawl of the M65 built-up area and the coalescence of Barrowford with neighbouring towns and villages. As a result the site has a significant adverse effect for landscape and townscape objectives. From existing evidence, the site is largely unaffected by flood risk and the historic environment resulting in a neutral score for these objectives. The site has a neutral effect on climate change objectives.				

P139 Railway Street Garage Site, Nelson				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 9 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal will not be required to deliver affordable housing in accordance with national planning policy. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson				
SA Objective	Score			Commentary
	+			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective.</p> <p><u>Term</u> A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	0	++	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The proposal is however small in scale and is therefore unlikely to affect service quality/provision</p> <p>The Site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p>
	++			<p><u>Term</u> A permanent significant positive effect from the short term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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.</p> <p>The proposal is small in scale and unlikely to affect the quality or availability of open space/healthcare provision.</p> <p>The proposal is located adjacent to premises which are in use for employment and existing dwellings. Care will need to be taken in designing the proposal to minimise the effects of existing land use on future residents.</p> <p>Overall the proposal is considered to have a minor positive effect for this objective.</p>
	+			<p><u>Term</u> A permanent minor positive from the short term.</p>

Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Appropriate mitigation through orientation, aspect, and materials of new buildings to minimise effect of adjacent uses on occupiers.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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	<p><u>Likely Significant Effects</u> The Site is located within 400m of one or more transport services. There are no capacity problems in the local highway network 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.</p> <p><u>Term</u> A likely minor positive effect from the medium term.</p>
	+			<p><u>Mitigation</u> None likely required.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u> The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u> Permanent significant positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p>
	0		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and has a low risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.43. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>There are no designations affecting the Site.</p> <p>The Site is covered by an area of ecological interest (LERN record). The Site is predominantly improved grassland.</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> <p><u>Term</u></p> <p>Likely adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P139 Railway Street Garage Site, Nelson		
SA Objective	Score	Commentary
		<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>Assumptions None.</p> <p>Uncertainties Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of the site to existing provision and sources of employment, the site's limited scale and therefore impact on service provision, and the benefits associated with the delivery of new homes to this objective, though some uncertainty exists as to the compatibility of the proposed use with neighbouring employment uses (to be determined through the submission of a planning application). The site highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. There are few constraints that affect the development. There is little evidence of the site being subject to a high risk of flooding. The site does not affect the historic environment. The proposal is found to benefit townscape objectives by improving the quality of the urban environment. The only constraint observed is the site's role for wildlife in its current condition resulting in a minor adverse effect for this objective. It is anticipated that this constraint could be overcome through the planning application process through a satisfactory design response or the adoption of mitigation measures. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P144 Land off Hollin Bank, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The Site has capacity for 19 dwellings. The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Minor positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>

Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment, 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
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 a town centre (Brierfield)</p> <p>No service provision is proposed on site. 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 would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	?	<p><u>Likely Significant Effects</u></p> <p>The Site is 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>Overall the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive from the short term.</p> <p><u>Mitigation</u></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><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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>The site is unlikely of a scale to contribute significantly towards a worsening of highway capacity problems currently experienced in the highway network at peak periods.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive 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 0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and has a low risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.57. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> <p>Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p><u>Likely Significant Effects</u></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 made up of Semi-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 minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits (High risk). The degree to which the development would affect the integrity of this nearby designation (Low risk)</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P144 Land off Hollin Bank, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area. The Site has the potential to contribute positively to this area given its gateway location and prominence. 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. A high quality proposal could alter this to enhance the urban environment.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>High quality design which is suitable for its prominent location.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of the site to existing provision and sources of employment, the site's limited scale and therefore impact on service provision, and the benefits associated with the delivery of new homes to this objective, though some uncertainty exists regarding health effects owing to the site's proximity to Junction 12 of the M65 requiring further assessment at the planning application site. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land and is beneficial in supporting the regeneration of Brierfield and will provide for an efficient use of land. There are few constraints that affect the development. There is little evidence of the site being subject to a high risk of flooding. The site does not affect the historic environment. The proposal is found to benefit townscape objectives by improving the quality of the urban environment at a prominent gateway location to Brierfield when entering the town from the M65. The only constraint observed is the site's proximity to a designated site (the Leeds and Liverpool Canal) and the potential for adverse effects for wildlife using this corridor connected to the site's redevelopment (Low risk). It is anticipated that this constraint could be overcome through the planning application process through a satisfactory design response or the adoption of mitigation measures. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P148 Land at Manor Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 44 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
				<p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p> <p>Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>
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 or more key services or 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 within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
				<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	-	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The 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> <p><u>Term</u></p> <p>Likely minor positive effects from the medium term with successful implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. 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	<p>Likely Significant Effects</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><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely necessary.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive 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 0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality due to the absence of an existing watercourse near the site.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is affected by surface water flood risk. This should not act as a barrier to the site's development. A neutral effect is assessed.</p> <p><u>Term</u></p> <p>Neutral effect adoption of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> FRA required to inform site capacity and layout. 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.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.26. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson			
SA Objective	Score		Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0
	-		<p><u>Likely Significant Effects</u></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 minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is not designated, however features an existing mill building reflective of the industrial heritage of Nelson. The proposal would likely result in its demolition resulting in at least less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Photographic record of existing building, retention of materials and building styles where possible.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P148 Land at Manor Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+/-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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 by increasing the amount of quality housing in the area. The site however features an existing mill of historical relevance noting its connections to Nelson's industrial legacy. The demolition of the mill is likely to result in less than substantial harm in this respect. Taking this into account, and potential enhancements provided to the urban environment provided by the proposal at mixed effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Initial adverse effects during construction likely to turn neutral in the longer term once the development is completed. A mixed effect overall.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health objectives due to the accessibility of the site to existing provision, and the benefits associated with the delivery of new homes to this objective. However the scale of this benefit is limited taking into account the likely adverse effects caused by neighbouring uses which are potentially incompatible. The site highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. However the site is in active employment use. The redevelopment of the site for housing would result in permanent loss of employment land reducing access to employment opportunities for the local community. There is a risk that suitable alternative premises could not be sourced locally or within the wider borough. The limited economic benefits provided by the proposal would not be sufficient to outweigh the loss of employment land which would result. Beyond this, the only other potential constraint at this point known is the potential value of the site for wildlife requiring appropriate responses to be made through the design process. There is little evidence of the site being subject to a high risk of flooding. The proposal has adverse effects for the historic environment noting that the proposal would result in the demolition of existing mill building. This has mixed effects for townscape as different effects are provided by the development by the removal of the mill (adverse) and development of quality housing opening the site up and providing an active street frontage (positive). These effects don't necessarily offset and so mixed effects are assessed. Overall the proposal is assessed as having a minor positive effect for climate change.</p>		

Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 77 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson and wider M65 corridor helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. The Site is located within 2,000m of the nearest major employment site (Whitewalls Industrial Estate)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p> <p>Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson				
SA Objective	Score			Commentary
				Existing employers find suitable alternative employment premises within the locality or borough (medium risk)
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 or more key services or 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 within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>Measures may be required to promote sustainable access to local school provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability to support specific travel plan/obligations measures (High Risk).</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 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>
	0			<p>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered.</p> <p><u>Term</u></p> <p>Likely neutral effects from the medium term with successful mitigation proposals.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</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><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely necessary.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+		
6. To encourage the efficient use of land and conserve and enhance soils.	+		<p><u>Likely Significant Effects</u></p> <p>The Site is comprised largely comprised of PDL and as such has a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent positive effect.</p> <p><u>Mitigation</u></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><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	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality due to the absence of an existing watercourse near the site.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>
	0		

Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 and is affected by surface water flood risk. This should not act as a barrier to the site's development. A neutral effect is assessed.</p> <p><u>Term</u></p> <p>Neutral effect adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site capacity and layout. 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.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.00. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p>

Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></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> <p><u>Term</u></p> <p>Neutral effect in the longer term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p>
	0			<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>

Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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><u>Term</u></p> <p>A minor positive effect for the plan period.</p> <p><u>Mitigation</u></p> <p>High quality design, achieving a sense of place. New public open space. Quality materials.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The benefits associated with the proposal for health and regeneration objectives are limited due to the site's location which is relatively distant from health and education infrastructure promoting travel by car. This reflects the site's location and existing use for employment with further potential for adverse effects arising as a result of the site's proximity to other existing employment premises. Minor positive effects are however assessed for transport objectives owing to the site's proximity to a high quality public transport corridor. The proposal will make use of previously developed land promoting objectives for the efficient use of land. The site is relatively unaffected by physical constraints such as biodiversity, heritage and flood risk. The redevelopment of the site for housing would result in permanent loss of employment land reducing access to employment opportunities for the local community. There is a risk that suitable alternative premises could not be sourced locally or within the wider borough. The limited economic benefits provided by the proposal would not be sufficient to outweigh the loss of employment land which would result. Minor positive effects are also assessed for health objectives due to the accessibility of the site to existing provision, and the benefits associated with the delivery of new homes to this objective. However the scale of this benefit is limited taking into account the likely adverse effects</p>		

Appendix 5: Assessment of Potential Housing Sites

P150 IAC Ltd, Edward Street, Nelson			
SA Objective	Score		Commentary
caused by neighbouring uses which are potentially incompatible. The proposal is found to benefit townscape objectives by improving the quality of the urban environment including the streetscene. Taking the above into account the proposal has a minor positive effect for climate change objectives.			

P151 Profile Park, Junction Street, Nelson			
SA Objective	Score		Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 120 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson and wider M65 corridor making a significant contribution in helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+ 0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. The Site is located within 2,000m of the nearest major employment site (Whitewalls Industrial Estate)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson				
SA Objective	Score			Commentary
				Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed. <u>Assumptions</u> None. <u>Uncertainties</u> Existing employers find suitable alternative employment premises within the locality or borough (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> The Site is located within 800m of one or more key services or 2000m of a town centre (Nelson) No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> A permanent neutral effect from the short term. <u>Mitigation</u> Measures may be required to promote sustainable access to local school provision. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability to support specific travel plan/obligations measures (High Risk).
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<u>Likely Significant Effects</u> 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 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. Pylons run across the site through its centre significantly reducing its developable area. On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered. <u>Term</u> Likely neutral effects from the medium term with successful mitigation proposals. <u>Mitigation</u>
	0			

Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson				
SA Objective	Score			Commentary
				<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>Assumptions None.</p> <p>Uncertainties Low viability. 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	<p>Likely Significant Effects</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>Term A likely minor positive effect from the medium term.</p>
	+			<p>Mitigation None likely necessary.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p>Likely Significant Effects</p> <p>The Site is comprised of PDL and as such has a significant positive effect for this objective.</p> <p>Term Permanent significant positive effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse which is culverted (unnamed). The proposal is likely to require the provision of new water management infrastructure. The proposal has the potential to adversely affect water quality noting the site's former use and proximity to the watercourse. Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Deculvert stream, works to banks of stream and to manage flow of surface water into stream to prevent increased risk of flooding. Ground investigation works required. Land remediation likely to be required with sufficient removal/treatment of contaminated soils/surfaces to prevent the pollution of the watercourse through the site's redevelopment.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Limited viability. Requirement for remediation works is likely to render the site unviable (High Risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is largely located in Flood Zone 3 with a significant level of surface water affecting the site. This is to the degree where it cannot be mitigated and as such the SFRA recommends that the site is not allocated. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None available. Site is unsuitable for residential development owing to flood risk constraints.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is located within an industrial estate and is likely affected by air quality problems associated with activities taking place on site. The proposal therefore has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect over the plan period.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson		
SA Objective	Score	Commentary
		<p>None suitable.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score largely reflects the site's predeveloped status and accessibility to some services and facilities.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	0		<p><u>Likely Significant Effects</u></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> <p><u>Term</u></p> <p>Neutral effect in the longer term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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><u>Term</u></p> <p>A minor positive effect with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality design, achieving a sense of place. New public open space. Quality materials.</p>

Appendix 5: Assessment of Potential Housing Sites

P151 Profile Park, Junction Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are significant positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The benefits associated with the proposal for health and regeneration objectives are limited due to the site's location which is relatively distant from health and education infrastructure promoting travel by car. This reflects the site's location and existing use for employment with further potential for adverse effects arising on health (including air quality) as a result of the site's proximity to other existing employment premises. Minor positive effects are however assessed for transport objectives owing to the site's proximity to a high quality public transport corridor. The proposal will make use of previously developed land promoting objectives for the efficient use of land. The redevelopment of the site for housing would result in permanent loss of employment land reducing access to employment opportunities for the local community. There is a risk that suitable alternative premises could not be sourced locally or within the wider borough. The limited economic benefits provided by the proposal would not be sufficient to outweigh the loss of employment land which would result. The site is heavily affected by flooding/drainage constraints. The SFRA recommends that the site is not taken forward as a site for housing noting these constraints. Adversely effects on biodiversity and the historic environment as a result of the proposal are considered unlikely. The proposal is found to benefit townscape objectives by improving the quality of the urban environment including the streetscene. Taking the above into account the proposal has a minor positive effect for climate change objectives. The proposal is however not suitable for the site noting flooding issues identified within the supporting SFRA.</p>		

P152 Land at Lenches Road/Knotts Lane, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 100 dwellings. The proposal help diversify and improve the quality of the housing stock of Colne making a significant contribution in helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>

Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not used for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Primet Bridge Business District/Colne Town Centre)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Residents use sustainable modes of transport to access local employment opportunities (Medium Risk).</p>
	+			
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 or more key services 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 within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>Measures may be required to promote sustainable access to local school provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability to support specific travel plan/obligations measures (High Risk).</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne				
SA Objective	Score			Commentary
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 or open space.</p> <p>The site is used informally by the local community as open space. Its development will remove this access and increase distances needed to access the open countryside. Whilst scope exists within the development to accommodate new open space, such provision will not be of the scale or type to sufficiently replace that lost to accommodate the development. 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 neutral effect.</p> <p><u>Term</u></p> <p>Neutral effect from the medium term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Provision of/contribution towards new open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>Capacity issues exist within the local highway network which may be adversely affected by the development of the site. The location of the site which is of limited accessibility by foot/bicycle which would encourage trips by car.</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 neutral effect for this objective.</p> <p><u>Term</u></p> <p>A likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Travel plan measures to encourage travel by public transport. Requirement for off-site highways works to address junctions in the vicinity of the site where capacity is a problem.</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>
	0			

Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of undeveloped greenfield land (not known to be Best and Most Versatile Land) and as such have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 with some surface water flood risk. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site capacity, developable area and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p>

Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The proposal is not in an area affected by air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne			
SA Objective	Score		Commentary
			<p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p>Likely Significant Effects</p> <p>The proposal is 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 a minor adverse effect on this objective.</p> <p>Term</p> <p>A minor adverse effect reducing somewhat with adoption of mitigation measures (still adverse).</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.		-	<p>Likely Significant Effects</p> <p>The Site is situated on sloping ground and sits above a listed building to the north. The development of the site for a significant amount of housing has the potential to adversely affect the setting and significance of this listed asset amounting to less than substantial harm. The site holds a strong visual relationship to Colne Town Centre which is a conservation area. The Site is important to the setting of the town. This could result in less than substantial to substantial harm to the historic environment requiring the assessment of public benefits. The proposal is assessed as having a minor adverse effect for this objective.</p> <p>Term</p> <p>Likely permanent minor adverse effects reducing to a limited extent with mitigation measures.</p> <p>Mitigation</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>Assumptions</p>

Appendix 5: Assessment of Potential Housing Sites

P152 Land at Lenches Road/Knotts Lane, Colne		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal to the heritage asset.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Footlands and Valley Landscape Character Area (Zone 6a). The Site contains a number of features which contribute strongly towards this LCA, with heightened importance given the areas visibility from Colne and the South Valley. The Site features steeply sided rural land which is heavily vegetated, and a varied field pattern. The area forms of buffer of undeveloped land between the post-industrial landscape of Colne to the north and rural upland to the south, providing a clear and obvious link within the fabric of the local landscape and providing greenery in the otherwise heavily urbanised skyline of Colne. Its loss to development would adversely affect (potentially significantly) the LCA in this part of Colne. The Site is 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 proposal is assessed as having a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects from the medium term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are significant positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally limited benefits for economic objectives are also recorded due to the associated benefits for the economy had with the development of new housing. The benefits associated with the proposal for health and regeneration objectives are limited due to the site's location which is relatively distant from health and education infrastructure promoting travel by car. This reflects the site's peripheral location. Similarly the proposal does not benefit regeneration objectives despite taking place in a deprived ward of Colne. The site in its current condition is a valued recreational resources for the local community and would be irreversibly as a result of the proposal. This counters the health benefits associated with the development of providing quality housing which is responsive to the needs of the community. The site relates to undeveloped land and as such has a adverse effect on securing the efficient use of land and natural resources. The proposal has biodiversity value which would be adversely affected by its development. The site sits within a local and much wider historic environment providing the setting to a listed building and indeed the town of Colne. The proposal is likely to result in at least less than substantial harm to the historic environment if it was developed for housing requiring the assessment of public benefits. The site sits on a large, open and highly visible field to the south of Colne which forms and provides the unique setting and character of Colne. The proposal would not sit well with the settlement pattern, and is located almost isolated from existing built form. The proposal would have a harmful effect on landscape objectives. The proposal has neutral effects for flood risk objectives and neutral effects for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 49 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p> <p>Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
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 or more key services or 2000m of a town centre (Nelson) No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
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 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 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 neutral effect on this objective provided sufficient mitigation is delivered.</p> <p><u>Term</u></p> <p>Likely neutral effects from the medium term with successful implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 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><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>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>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.		++		<p><u>Likely Significant Effects</u></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive 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	--	-		<p><u>Likely Significant Effects</u></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>The proposal has the potential to adversely affect water quality noting the site’s former use and proximity to the watercourse.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative reducing with the implementation of mitigation measures.</p>
		-		

Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Deculvert stream, works to banks of stream and to manage flow of surface water into stream to prevent increased risk of flooding. Ground investigation works required. Land remediation likely to be required with sufficient removal/treatment of contaminated soils/surfaces to prevent the pollution of the watercourse through the site's redevelopment.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Limited viability. Requirement for remediation works is likely to render the site unviable (High Risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The SFRA confirms that the site is subject to a high risk of flooding. The level of surface water flood risk on site is to the degree where it cannot be mitigated against. The SFRA recommends that the site is not allocated as a result. A significant adverse impact is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effect from commencement of construction.</p> <p><u>Mitigation</u> None. The proposal is unlikely suitable for housing.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.09. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely adverse effect reducing with mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
	-	<p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u> The Site is not designated, however features an existing mill building reflective of the industrial heritage of Nelson. The proposal would likely result in its demolition resulting in at least less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Likely minor adverse effect from the medium term.</p> <p><u>Mitigation</u> Photographic record of existing building, retention of materials and building styles where possible.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+/-	<p><u>Likely Significant Effects</u> 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 by increasing the amount of quality housing in the area. The site however features an existing mill of historical relevance noting its connections to Nelson's industrial legacy. The demolition of the mill is likely to result in less than substantial harm in this respect. Taking this into account, and potential enhancements provided to the urban environment provided by the proposal at mixed effect is assessed for this objective.</p> <p><u>Term</u> Initial adverse effects during construction likely to turn neutral in the longer term once the development is completed. A mixed effect overall.</p> <p><u>Mitigation</u> 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><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P153 Dale Mill, Hallam Road, Nelson		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Any positive effects for health objectives due to the benefits associated with the delivery of new homes are limited taking into account the likely adverse effects caused by neighbouring uses which are potentially incompatible. The site is accessible to some existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives however the site is located within a peripheral location of Nelson which may discourage some users. The site relates to previously developed land and is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. However the site is in active employment use. The redevelopment of the site for housing would result in permanent loss of employment land reducing access to employment opportunities for the local community. There is a risk that suitable alternative premises could not be sourced locally or within the wider borough. The limited economic benefits provided by the proposal would not be sufficient to outweigh the loss of employment land which would result. The site is also subject to a significant degree of flood risk which is likely to render the proposal unsuitable for housing. Beyond this, the only other potential constraint at this point known is the potential value of the site for wildlife requiring appropriate responses to be made through the design process. The proposal has adverse effects for the historic environment noting that the proposal would result in the demolition of existing mill building. This has mixed effects for townscape as different effects are provided by the development by the removal of the mill (adverse) and development of quality housing opening the site up and providing an active street frontage (positive). These effects don't necessarily offset and so mixed effects are assessed. Overall the proposal is assessed as having a minor positive effect for climate change.</p>		

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 38 dwellings. The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>

Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not used for employment.</p> <p>The Site is 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Residents use sustainable modes of transport to access local employment opportunities (Medium Risk).</p>
	+			
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 or more key services or 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 within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Measures may be required to promote sustainable access to local school provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability to support specific travel plan/obligations measures (High Risk).</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield				
SA Objective	Score			Commentary
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 or open space.</p> <p>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.</p> <p>The proposal is located adjacent to residential development and open land. Residential development would be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered.</p> <p><u>Term</u></p> <p>Likely neutral effects from the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contributions may be required to services and facilities and open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 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><u>Term</u></p> <p>A likely minor positive effect from the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u></p> <p>The Site is comprised of undeveloped greenfield land (not known to be Best and Most Versatile Land) and as such have a minor adverse effect for this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield		
SA Objective	Score	Commentary
		<p>Permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	<div>0</div> <div>-</div>	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a water body (unnamed water body)</p> <p>The Site is may to require the provision of new water management infrastructure given existing drainage problems in vicinity to the Site.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Water management infrastructure to address poor drainage locally.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 with some surface water flood risk. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site capacity, developable area and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p>Site specific detail to be assessed at the planning application stage.</p> <p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The proposal is not in an area affected by air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	0		<u>Likely Significant Effects</u> 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 improved grassland. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Neutral effect in the longer term with the implementation of mitigation measures. <u>Mitigation</u> Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability and scope for ecological benefits.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<u>Likely Significant Effects</u> The Site is closely related to a listed building and its development for housing is likely to result in at least less than substantial harm to this asset owing the loss of agricultural context to the building. It is unlikely given the relationship between the site and this listed building that this can be significantly reduced. An assessment of the public benefits of the proposal will be necessary. The proposal is assessed to have a minor adverse effect for this objective. <u>Term</u> Likely minor adverse effect reducing somewhat with the implementation of mitigation measures. <u>Mitigation</u> Relationship of the Site to the listed building to be understood through the submission of further evidence. Sensitive siting and scaling of development. Boundary treatments and development of high quality buildings which reflect local materials and character could reduce impact but not remove harm. <u>Assumptions</u> None <u>Uncertainties</u> It is unclear whether the public benefits of the proposal would sufficiently outweigh the likely harm caused by the proposal on the historic environment (medium – high risk)

Appendix 5: Assessment of Potential Housing Sites

P165 Land at Clay Farm (Site A), Edge End Avenue, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area 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. Minor adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects from the medium term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally limited benefits for economic and regeneration objectives are also recorded due to the associated benefits for the economy had with the development of new housing. The benefits associated with the proposal for health are limited due to the site's recreational value for the local community in its current form. The site benefits transport objectives due to the site's accessibility via public transport and close proximity to a number of essential daily services which serve to reduce reliance on travel by car. The site relates to undeveloped land and as such has an adverse effect on securing the efficient use of land. The proposal site has biodiversity value which would be adversely affected by its development. The site forms the setting of a listed building and its development for housing is likely to result in at least less than substantial harm supporting the adverse effect assessed for the proposals effect on the historic environment. The site sits on an open and visible field within the urban area which is important for recreation and settlement character. Its development would harm this character reducing the break in development provided in the area. The proposal has neutral effects for flood risk objectives, although its proximity to an area with known drainage issues will likely result in the need for the adoption of drainage infrastructure. The proposal has neutral effects for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 12 dwellings. The proposal will help diversify and improve the quality of the housing stock of Barnoldswick helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The 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. Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A 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>None.</p>
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 a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick				
SA Objective	Score			Commentary
	++			<p>Term A permanent significant positive effect from the short term.</p> <p>Mitigation Planning contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	0	<p>Likely Significant Effects</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 adjacent to residential development and open countryside. 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>Term Minor positive effect from the medium term with implementation of mitigation measures.</p> <p>Mitigation Contribution towards open space facilities.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport services.</p> <p>Unclear how site will be accessed with significant change in levels between the site and the new development to the east.</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>Term A likely neutral effect from the medium term with implementation of mitigation measures.</p>
	0			<p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick		
SA Objective	Score	Commentary
		<p>Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure. Solution required for access.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The absence of a clear and obvious access solution to the site forms a major barrier to its development (high risk)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u> The Site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent minor adverse effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse or water body. The Site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0	

Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a high risk of flooding from surface water which is unlikely to be mitigated. The SFRA recommends that the site is not allocated on the basis of significant flood risk. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>Unlikely to be addressed by mitigation, however if the site is brought forward a details flood assessed including modelling of surface water flooding is required. If the matter cannot be resolved than the site is unlikely to form a suitable location for housing.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Surface water flooding issues cannot be resolved meaning the site does not form a suitable location for housing (high risk).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.26. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick			
SA Objective	Score		Commentary
			<p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> <p>Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p> <p>Permanent loss where developed.</p> <p>Mitigation</p> <p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p>Likely Significant Effects</p> <p>The proposal is not located within 100m of a designated site.</p> <p>The Site is covered by an ecological interest (LERN record). The Site is predominantly grassland with scattered scrub.</p> <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 minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse effects with some reduction of impact with mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</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>Term</p> <p>Likely permanent neutral effects</p>

Appendix 5: Assessment of Potential Housing Sites

P170 Land off Clifford Street, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u> 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 at this location could enhance the wider environment. Overall a neutral effect has been assessed for this objective.</p> <p><u>Term</u> Likely permanent neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u> High quality design, achieving a sense of place. Sensitive boundary treatment, including the retention of TPOs</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health, regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes for these objectives. The site is highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site is greenfield and therefore has adverse effects for securing the efficient use of land and natural resources. The site is subject to a significant degree of surface water flood risk which would render the site unsuitable for housing if this cannot be adequately addressed. The site has value for wildlife and forms part of the green infrastructure network. Its development would therefore adversely affect ecological objectives. The site is found to unlikely affect the historic environment. Its limited scale and contained nature means that the proposal is unlikely to adversely affect landscape or townscape objectives. The proposal has a minor positive effect for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 38 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The 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. Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A 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>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson				
SA Objective	Score			Commentary
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 or more key services and 2000m of a town centre (Nelson). No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be required towards service provision where required and tests are met.</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.	+	-	?	<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 proposal is located adjacent to allotments, open countryside and employment uses. It is uncertain whether the development of residential development would be compatible with employment uses and further study will be necessary. On balance the proposal is considered to likely have a neutral effect.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0
			<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 400m of one or more transport services.</p> <p>It is unclear how site will be accessed. The failure to secure a satisfactory access into the site will render the site undeliverable.</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 for this objective.</p> <p><u>Term</u></p> <p>A likely minor adverse from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure. Solution required for access.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The absence of a clear and obvious access solution to the site forms a major barrier to its development (high risk)</p>
6. To encourage the efficient use of land and conserve and enhance soils.			-
			<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-		0
			<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the adoption of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development sited away from the water course with water runoff into watercourse managed through onsite drainage.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA confirms that the Site is subject to a high risk of flooding from surface water. The degree of this risk is not to the extent that would render the site undevelopable. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effect reducing with the implementation of sufficient mitigation measures.</p> <p><u>Mitigation</u> FRA required to inform site design and layout and capacity. 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>The proposal not is located within 100m of a designated site.</p> <p>The site is covered by an ecological interest (LERN record). The Site is predominantly grassland.</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> <p><u>Term</u></p> <p>Minor adverse effects reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson		
SA Objective	Score	Commentary
		Low viability and scope for ecological benefits.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is 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><u>Term</u></p> <p>Minor adverse effect likely to remain with mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Limited viability. High risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P176 Land at the end of Southfield Street, Nelson				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health, regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to these objectives. The site has limited accessibility to public transport due to its peripheral location. It is also unclear how vehicle access could be obtained to the site. This is a barrier to the site's development. The site is greenfield and therefore has adverse effects for securing the efficient use of land and natural resources. The site is subject to a degree of surface water flood risk which would could affect developable area and viability. The site has value for wildlife and its development would therefore adversely affect ecological objectives. The site is found to unlikely affect the historic environment. The site is undeveloped and relatively isolated from the existing built area. The proposal would be visible from public routes and urbanise a currently undeveloped area. Adverse effects are assessed for landscape/townscape objectives. The proposal has a minor positive effect for climate change objectives.				

P184 Former Parkfield Works, Brunswick Street, Nelson				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The Site has capacity for 49 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is not in active employment use. The Site is located within 2,000m of the nearest major employment site (Southfield Business District) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the

Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson				
SA Objective	Score			Commentary
	+			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective.</p> <p>Term A permanent minor positive effect from the short term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p>Likely Significant Effects</p> <p>The Site is located within 800m of one or more key services or 2000m of a town centre (Nelson) No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p>Term A permanent minor positive effect from the short term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects</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 surrounded by residential properties. The proposed use is compatible with existing land uses. On balance the proposal is considered to likely have a minor positive effect on this objective provided sufficient mitigation is delivered.</p>
	+			<p>Term Likely minor positive effects from the medium term.</p>

Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Provision of/contributions towards open space.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability. 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	<p><u>Likely Significant Effects</u></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><u>Term</u> A likely minor positive effect from the medium term.</p>
	+			<p><u>Mitigation</u> None likely necessary.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u> Permanent significant positive effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality due to the absence of an existing watercourse near the site.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p>
	0		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1. There is a high risk of flooding from surface water and ground water.</p> <p><u>Term</u></p> <p>Adverse effects reducing somewhat in the medium term with adoption of sufficient mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site layout and design. .Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Sufficient flood storage capacity provided to ensure no increased flood risk elsewhere as a result of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.09. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0
			<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>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><u>Term</u></p> <p>Likely adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		
			<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.		+	
			<p><u>Likely Significant Effects</u></p> <p>The Site 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><u>Term</u></p> <p>Minor positive effects from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality design, achieving a sense of place. New public open space. Secure by design.</p>

Appendix 5: Assessment of Potential Housing Sites

P184 Former Parkfield Works, Brunswick Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Limited viability to secure a well design scheme. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health, regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to these objectives. The site benefits from relatively good access to existing services, shops and sources of employment promoting modal shift. It is also near to public transport routes. The proposal is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. The proposal site is affected by a high risk of flooding from surface water and ground water flooding. If a technical solution cannot be found within the viability of the proposal then this constraint would render the site unsuitable for housing. In addition the site for wildlife requiring appropriate responses to be made through the design process. Adverse effects are therefore found for biodiversity objectives. The site does not affect the historic environment. The proposal is found to benefit townscape objectives by improving the quality of the urban environment including the streetscene making use of redundant land. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P188 Land off Mint Avenue, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 50 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock of Barrowford helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in active employment use.</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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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			
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 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 within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford				
SA Objective	Score			Commentary
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.</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> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is unclear to what degree adjacent land uses will affect the health and wellbeing of future occupiers of the site.</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>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 proposal is not deliverable without a satisfactory vehicle 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> <p><u>Term</u></p> <p>A neutral effect with the adoption of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site's accessibility by vehicles is a barrier to its development and could significantly affect the amount of housing which could be provided on site (high risk)</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	+/-		<p><u>Likely Significant Effects</u></p> <p>The Site is comprised partially of greenfield and partially of brownfield land. The proposal therefore has a mixed effect on this objective.</p> <p><u>Term</u></p> <p>A permanent mixed effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality due to the absence of an existing watercourse near the site.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1, with moderate risk of flooding from surface water and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p>

Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.30. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	0
	-		<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to the Barrowford Conservation Area and Grade II Listed Lamb Club 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 and significant changes in elevation. Overall a minor adverse effect is assessed given that potential impact a major development could have in this area.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing in the medium to long term with mitigation.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P188 Land off Mint Avenue, Barrowford		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial 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><u>Term</u></p> <p>Neutral effect from the medium to long term with mitigation.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and regeneration objectives due to the accessibility of the site to existing service provision and the benefits associated with the delivery of new homes to these objectives. The accessibility of the site by foot to nearby services is not sufficient to outweigh adverse effects identified to transport objectives identified as a result of the site's distance from public transport connections and highway connectivity problems caused by local capacity issues. The site is also some distance away from employment sites reducing the economic benefits of the proposal. The site relates to land which is partly previously developed and partly undeveloped and as a result has a mixed effect on the objective to make efficient use of land. The proposal experiences some risk of flooding from surface water and ground water flooding. This may affect site capacity. The site has some value for wildlife in its current form requiring appropriate responses to be made through the design process. Adverse effects are therefore found for biodiversity objectives. The proposal is located in close proximity to Barrowford Conservation Area and a number of listed buildings. Changes in elevation and intervening vegetation are likely to minimise the potential for harm as a result of the proposal however a finding of minor adverse effects is nevertheless identified. The proposal is found to have a neutral effect on landscape/townscape objectives owing to the contained nature of the site and its low quality, balanced against the observed potential effect on the conservation area. The proposal has a minor positive effect for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 17 dwellings. The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not in use for employment</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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective.</p>
	+			<p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield				
SA Objective	Score			Commentary
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 a town centre (Brierfield)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services.</p> <p>The Site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent significant positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	++			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	?	<p><u>Likely Significant Effects</u></p> <p>The Site is 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 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.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Further study of impact of employment uses on site required. Design responses including siting, scale, orientation, and materials made be required. Contribution towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Limited viability to support any contribution towards recreation or health needs. High risk.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>The site is unlikely of a scale to contribute significantly towards a worsening of highway capacity problems currently experienced in the highway network at peak periods.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive 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 watercourse (unnamed)</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality having regard to the site's form use.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect reducing with the implementation of mitigation measures.</p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The Site is of limited scale to deal with drainage issues. The site is in a low viability area (high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The SFRA confirms that the Site is mostly located in Flood Zone 2/3 and suffers from a high risk of flooding from surface water and ground water. The SFRA recommends that the site is not considered as an allocation for housing. As a result a significant adverse effect is assessed.</p> <p><u>Term</u> Permanent significant adverse effects.</p> <p><u>Mitigation</u> Unlikely that flood risk can be sufficiently mitigated. A detailed flood assessment including modelling will be required to inform development capacity, developable areas, layout and density.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The Site is of limited scale to deal with drainage issues. The site is in a low viability area (high risk). This constraint it likely to render the proposal unsuitable (high risk)</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield				
SA Objective	Score		Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+		<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.30. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect in the medium to long term with adoption of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield		
SA Objective	Score	Commentary
	0	<p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u> The Site is located within the Industrial Urban Character Area. The Site has the potential to contribute positively to this area given its vacant appearance which currently detracts from the built environment. A minor positive effect is assessed for this objective.</p> <p><u>Term</u> Likely permanent minor positive effects.</p> <p><u>Mitigation</u> High quality design adopting local guidance and standards.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P191 Former School and Presbytery, Richard Street, Brierfield				
SA Objective	Score		Commentary	
Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of the site to existing provision and sources of employment, the site’s limited scale and therefore impact on service provision, and the benefits associated with the delivery of new homes to this objective, though some uncertainty exists regarding health effects owing the site’s proximity to existing commercial uses. The site highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Brierfield and will provide for an efficient use of land. There are few constraints that affect the development. The site is subject to a high risk of flooding. This may render the site unsuitable for the proposed use. The site does not affect the historic environment. The proposal is found to benefit townscape objectives by improving the quality of the urban environment. Taking the above into account the proposal has a minor positive effect for climate change objectives.				

P205 Land off School Fields, Earby				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		Likely Significant Effects The Site has capacity for 18 dwellings. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective. Term Permanent minor positive effects from the medium term Mitigation Planning obligations for the mix of housing Assumptions None. Uncertainties None.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	Likely Significant Effects The development site is not currently used for employment. The Site is located in within 2,000m of the nearest major employment site (West Craven Business Park). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective. Term Likely permanent minor positive effects. Mitigation
	+			

Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby				
SA Objective	Score			Commentary
				<p>None.</p> <p>Assumptions</p> <p>People living on site work locally and/or spend their wages locally.</p> <p>Uncertainties</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.	++	-	0	<p>Like Significant Effects</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 the primary school</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a minor positive effect for this objective.</p>
	+			<p>Term</p> <p>Permanent minor positive affect.</p> <p>Mitigation</p> <p>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	-	<p>Likely Significant Effects</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>Heavy commercial uses have the potential for adverse effects on residents owing to noise, pollution, dust etc from their operation and likely to cause harm to health and amenity for existing residents. It is unclear how mitigation measures would satisfactorily address this. The effect caused is likely to outweigh the beneficial aspects of the proposal for health and wellbeing.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p>
	-			<p>Term</p> <p>Permanent minor adverse effects from the medium term.</p> <p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby				
SA Objective	Score			Commentary
				<p>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.</p> <p>Assumptions None.</p> <p>Uncertainties The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects 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 minor positive effect for this objective.</p> <p>Term A minor positive effect from the medium term.</p> <p>Mitigation Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects The Site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p>Term Permanent minor adverse effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m of a watercourse (Earby Beck)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that parts of the site are subject to flood risk and this may be made worse with climate change. Detailed modelling required. The site has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Possible minor adverse effects, reducing to neutral with the implementation of sufficient mitigation measures.</p> <p><u>Mitigation</u></p> <p>Phase 2 SFRA to assess detailed flooding issues at the site. This will inform policy requirements regarding the capacity, direction of development and drainage mitigation measures required in the design and construction of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The site is accessible to local services helping to encourage modal shift and travel away from car usage. As such it is unlikely that the proposal would contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p>Likely Significant Effects</p> <p>The Site does not affect any designated site.</p> <p>The role of the Site for protected species is at this point unknown. 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> <p>Term</p> <p>Likely permanent neutral effect in the longer term with adoption of mitigation measures</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	+/-		<p>Likely Significant Effects</p> <p>The Site is situated close to the Earby Conservation Area and is near a Grade II* Listed building. The proposal occupies a small pocket of open land which is bordered by industrial uses. The proposal would reduce visibility of the industrial uses which detract from the historic environment but will replace this with new housing in closer proximity. Mixed effects are assessed for this objective.</p> <p>Term</p> <p>Likely significant positive effects with the implementation of mitigation measures in the longer term.</p> <p>Mitigation</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>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0		<p>Likely Significant Effects</p> <p>The Sites 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. The site is small in scale and contained by neighbouring uses. The development of the site for housing is unlikely to adversely affect landscape character. A neutral effect is assessed for this objective.</p> <p>Term</p> <p>Likely permanent neutral effect from completion of the development.</p>

Appendix 5: Assessment of Potential Housing Sites

P205 Land off School Fields, Earby		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing, and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits of new homes. The site is highly accessible to existing services and facilities and as a result score positively for transport objectives. The proposal is located adjacent to potentially harmful land uses to human health and therefore an adverse effect is assessed for health objectives. The potential adverse effect caused by adjacent uses is unlikely to be sufficiently mitigation and outweighs the health benefits delivered by the provision of new houses. The site is in the settlement boundary but greenfield. There adverse effects for securing the effective use of land. The site is located relatively close to Earby Beck and there are some flood risk associated with the site which would need to be satisfactorily addressed through the site's development. The site is not known to have a role for biodiversity although further assessment will be required. The site is located adjacent to the Earby Conservation Area and close to a Grade II* Listed Building. Its development is likely to affect the setting of the historic environment. This setting is already adversely affected by heavy industrial uses located next to the site and in clear visibility. The proposal would disrupt this view changing the aspect however this would not necessarily be a positive effect. Mixed effects are assessed for heritage objectives. The site's form and character does not display the key features of the local landscape area. The site is located within the settlement boundary, is small in scale and contained by existing uses. The proposal will therefore have a neutral effect for landscape objectives. As a result and taking the above into account the proposal scores positively for climate change objectives.</p>		

P209 Former Joinery Works, Manchester Road, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 47 dwellings. The proposal help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson				
SA Objective	Score			Commentary
				<u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is not in use for employment The Site is located within 2,000m of the nearest major employment site (Lomeshaye Industrial Estate) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective.
	+			<u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	0	<u>Likely Significant Effects</u> 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. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.
	+			<u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson				
SA Objective	Score			Commentary
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>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 site is located adjacent to an Esso Petrol Station, residential properties, and the Leeds and Liverpool Canal. It is not uncommon to find residential uses in close proximity to a petrol station especially in built up areas. 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><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Design responses could include siting, scale, orientation, and materials made be required. Contribution towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>The site is unlikely of a scale to contribution significantly towards a worsening of highway capacity problems currently experienced in the highway network at peak periods.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson		
SA Objective	Score	Commentary
		<p>Term Permanent significant positive effects.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
7. To conserve and enhance water quality and resources	- 0	<p>Likely Significant Effects The Site is located within 50m of a watercourse (Leeds Liverpool Canal) The Site is not likely to require the provision of new water management infrastructure. The proposal has the potential to affect the water quality of the canal. Steps should be taken through the construction process to avoid this from occurring. Overall the site is considered to have a minor adverse effect on this objective.</p> <p>Term A minor adverse effect reducing with the implementation of mitigation measures.</p> <p>Mitigation 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>Assumptions None.</p> <p>Uncertainties The site is in a low viability area (high risk).</p>
	0	<p>Likely Significant Effects The SFRA confirms that the Site is located in Flood Zone 1 and at partially at risk of flooding from surface water. A neutral effect is assessed for this objective.</p> <p>Term Neutral effects with the implementation of mitigation measures.</p> <p>Mitigation FRA required to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions</p>

Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a locally designated site.</p> <p>Part of 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 minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+		<p><u>Likely Significant Effects</u></p> <p>The Site is located in close proximity to the Whitefield Conservation Area. The Site 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. The proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality buildings and design using local materials which reflects and respects the conservation area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Limited viability to secure a well design scheme. High risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P209 Former Joinery Works, Manchester Road, Nelson		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area and is previously developed and located in close proximity to the Whitefield Conservation Area. The Site 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. The proposal is assessed to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effects from the medium term with adoption of mitigation measure.</p> <p><u>Mitigation</u></p> <p>High quality buildings and design using local materials which reflects and respects the conservation area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Limited viability to secure a well design scheme. High risk.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to this objective. The site highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. There are few constraints that affect the development. The proximity of the site to the Leeds and Liverpool Canal may affect site capacity and/or require engineering works to prevent any collapse of the banking or the canal. The site has some biodiversity value largely due to its proximity to the Leeds and Liverpool Canal. Offsetting development from the canal and enhancing this green corridor may be sufficient to address this issue. The site is located close to the Whitefield Conservation Area. The current condition of the site detracts from the historic environment. The proposal has the potential to benefit this designation. Similarly, the proposal is found to benefit townscape objectives by improving the quality of the urban environment. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P211 Land off Fry Street, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 30 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing.</p>

Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson				
SA Objective	Score			Commentary
				Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The site is not in use for employment The Site is located within 2,000m of the nearest major employment site (Hallam Road Business District) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive for this objective. <u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	+			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<u>Likely Significant Effects</u> The Site is located within 800m of a town centre (Nelson) No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 800m of a primary school and secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.

Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson				
SA Objective	Score			Commentary
	++			<p><u>Term</u> A permanent significant positive effect from the short term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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 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>The proposal will increase access to quality housing which meets the needs of the local population.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u> Minor positive from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Contribution towards open space facilities.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues in the local area.</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>

Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson			
SA Objective	Score		Commentary
	+		A likely minor positive effect from the medium term. <u>Mitigation</u> None likely required. <u>Assumptions</u> None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	++		<u>Likely Significant Effects</u> The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective. <u>Term</u> Permanent significant positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse. The Site is not likely to require the provision of new water management infrastructure. The proposal is unlikely to adversely affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> A permanent neutral effect.
	0		<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson		
SA Objective	Score	Commentary
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA requirement to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.65. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p> <p>Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p><u>Likely Significant Effects</u></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> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p>

Appendix 5: Assessment of Potential Housing Sites

P211 Land off Fry Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u> 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. It is concluded that the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u> Likely permanent neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u> Retention and offset of TPO. Boundary treatment works.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of existing sources of employment and existing health facilities and open space provision to the proposal site, and the benefits associated with the delivery of new homes to this objective. The site highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land and its redevelopment is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. There are few constraints that affect the development. The site has some biodiversity value largely due to being largely overgrown and hidden from key transport routes. The proposal does not affect flooding and heritage objectives. A neutral effect is assessed for impact on townscape because of the site's contained location and limited visibility from key routes or vistas. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 11 dwellings. The proposal will make a limited contribution to housing needs, providing local people an opportunity to access the housing market. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short-medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability may affect the mix of homes provided (low 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><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment</p> <p>The Site is located in 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits associated with this will be limited. Accounting for the above, on balance, the site is considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Like Significant Effects</u></p> <p>The Site is located within 800m of one or more services. 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.</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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. Little scope exists within the development to accommodate new open space however the proposal is of limited scale and unlikely to result in significant pressure on existing services. No health facilities are proposed and the development would increase pressure on existing facilities. The Site is bordered by existing residential and agricultural uses. The proposal is considered compatible with these uses.</p> <p>The provision of housing will increase choice and access to quality housing which meets the needs of the population. This has health and wellbeing benefits. Accounting for the above, on balance, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect (Permanent).</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service however this is of limited frequency therefore encouraging travel by car. The proposal is of limited scale and so its effects are likely to be negligible.</p> <p>The development of this scale and locality is unlikely to result in adverse effects for the highway network notwithstanding local network capacity issues.</p> <p>The site has limited accessibility promoting travel by car. The site is however of a limited scale and so the contribution made to traffic on the highway network will be limited.</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 considered to score a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0		<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p>

Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden		
SA Objective	Score	Commentary
	0	<p>Overall the site is considered to have neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the Site is located in Flood Zone 1 and subject to a low risk of flooding. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The proposal is of an insufficient scale to contribute significantly toward air quality issues. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. This high score is likely to reflect the site’s limited scale and the general absence of restrictive designations affecting the site.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site does not form part of the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden		
SA Objective	Score	Commentary
	0	<p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties Viability of biodiversity and open space measures.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p>Likely Significant Effects The Site is located within the Trawden Forest Conservation Area. The site is situated within a prominent part of the conservation area and likely to be visible from wider viewpoints noting its edge of settlement location and limited relationship to the built up area. The proposal is likely to result in less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective.</p> <p>Term Adverse effects for the plan period.</p> <p>Mitigation 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>Assumptions None</p> <p>Uncertainties It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	-	<p>Likely Significant Effects The Site sits within the Industrial Footlands character area. The site in its current form makes a limited contribution to the character of the area, including the wider setting of Trawden. Though small in scale the site does not relate well to the existing built-up area and as a result is likely to be visible from a wider area. A minor adverse effect is assessed for this objective.</p> <p>Term Effects of proposal likely to be most significant in the shorter term during the construction with the effects reducing to a minor adverse effect in the longer term.</p> <p>Mitigation Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P221 Bright Terrace, Trawden		
SA Objective	Score	Commentary
<p>Summary: There are minor positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is accessible to some services, however local employment opportunities are limited. As a result the site has a neutral effect for regeneration and economic objectives notwithstanding the positive contribution new housing makes towards fulfilling these objectives. Neutral effects are also assessed for transport objectives noting the site's limited scale, its proximity to a regular bus service and existing capacity problems experienced within the local highway network due to on-street parking. The proposal has positive effects for health objectives due to the accessibility of the site to existing healthcare and open space provision. The site is undeveloped and as such has adverse effects for the making efficient use of land and use of natural resources. The site is relatively unconstrained in terms of flood risk. Further assessment is needed to evidence the effect this might have on site suitability/deliverability. The Site is located within a conservation area and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits with adverse effects assessed for heritage objectives. The site is not known to be of ecological value with further assessment requirement. The site is an edge of settlement location and does not relate well to the wider settlement pattern, despite the limited scale of the site. The site is visible from wider areas and its development will alter the character of the area. A minor adverse effect is assessed for landscape objectives. Overall a minor positive effect is assessed for climate change objectives.</p>		

P224 Russell Brothers Ltd, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 8 dwellings. The proposal will help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>

Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	-	+	0	<p><u>Likely Significant Effects</u></p> <p>The site has employment use. The redevelopment of the site for housing will result in some loss of employment locally. 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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 or more key service or 2000m of a town centre (Nelson)</p> <p>No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 800m of a primary school and 2000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson				
SA Objective	Score			Commentary
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>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, 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.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation measures.</p> <p><u>Term</u></p> <p>Likely minor positive effect with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Site layout and design to take into account effects of neighbouring commercial site. Likely need for boundary treatment works.</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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues in the local area.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None likely required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is PDL and as such its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive 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 0	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>A 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	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA requirement to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.22. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. A high score reflects the site's highly accessible location and few constraints to development.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> 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. <u>Term</u> Neutral effect from the medium to long term once the development is completed and biodiversity measures provided on site have matured.
	0			<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect for this objective <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P224 Russell Brothers Ltd, Nelson		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></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><u>Term</u></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><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for health and economic objectives due to the accessibility of existing sources of employment and existing health facilities and open space provision to the proposal site, and the benefits associated with the delivery of new homes to this objective. The economic benefits of the proposal are however countered by the loss of employment land which would result as a consequence of the site's redevelopment for housing. A neutral effect is assessed for employment objectives. The site highly accessible to existing services, shops and sources of employment promoting modal shift and is therefore beneficial to transport objectives. The site relates to previously developed land is beneficial in supporting the regeneration of Nelson and will provide for an efficient use of land. There are few constraints that affect the development. The biodiversity value of the site will need further assessment, in particular existing structures and their value as possible nesting habitats for protected species. The proposal does not affect flooding and heritage objectives. A minor positive effect is assessed for the proposals effect on townscape given the increase in build quality which will occur as a result of the proposal's development. Taking the above into account the proposal has a minor positive effect for climate change objectives.</p>		

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 61 dwellings (though part of the site has outline planning permission for 19 dwellings). The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom’s Farm (Land off Bowland View), Little Tom’s Lane, Brierfield				
SA Objective	Score			Commentary
				Minor positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The Site is not in use for employment. The Site is located within 2,000m of the nearest major employment site (Burnley). The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a minor positive effect for this objective. <u>Term</u> A minor positive effect for the plan period.
	+			<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<u>Likely Significant Effects</u> The Site is located within 800m of one or more key services. No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.
	+			<u>Term</u> A permanent minor positive effect from the short term. <u>Mitigation</u> Planning contributions may be required towards service provision where required and tests are met. <u>Assumptions</u> None.

Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. The Site is well used locally as an informal source of open space benefitting residents of Burnley as well as Pendle. 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. 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. On balance the proposal is considered to likely have a neutral effect on this objective. <u>Term</u> Neutral effect from the medium term with the implementation of mitigation measures. <u>Mitigation</u> Contribution towards open space facilities including on space provision. <u>Assumptions</u> None. <u>Uncertainties</u> Low viability may mean that contributions towards open space are not possible at risk of putting overall deliverability of the proposal into doubt (Medium risk).
			0	
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> The Site is located within 400m of one or more transport services. There are no known highway capacity issues in the 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. <u>Term</u> A likely minor positive effect from the medium term. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure. <u>Assumptions</u> None. <u>Uncertainties</u>
			+	

Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield		
SA Objective	Score	Commentary
		Any contributions required towards highways works or promoting sustainable modes of transport may threaten the viability of the proposal depending on their scale and scope (medium risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 ?	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>A potential permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Drainage to be assessed and understood.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> FRA requirement to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.78. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom’s Farm (Land off Bowland View), Little Tom’s Lane, Brierfield			
SA Objective	Score		Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	-	<p><u>Likely Significant Effects</u></p> <p>The proposal not is located within 100m of a designated site.</p> <p>The site is covered by an ecological interest (LERN record). The Site is predominantly grassland.</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> <p><u>Term</u></p> <p>Minor adverse effects reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
		-	
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p>

Appendix 5: Assessment of Potential Housing Sites

P225 Little Tom's Farm (Land off Bowland View), Little Tom's Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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 part of a larger 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 site will affect the landscape character of the site. The effects of this are limited to minor adverse noting that the site does not form part of area designated for its special landscape and will be seen in the context of existing and adjacent neighbouring modern development. As such a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effects reducing as the development matters. A smaller development would have lesser effects.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to these objectives. The site is accessible to a number of services available locally as well as public transport routes helping to reduce car usage. The site is greenfield and therefore has adverse effects for securing the efficient use of land and natural resources. The site currently forms part of a larger area which is heavily used by local residents for recreation. The benefits of new development towards health objectives is offset by this loss resulting in a neutral effect for health objectives. The site not found to be at significant risk from flooding from any sources and its development is unlikely to affect the historic environment. The site has biodiversity value resulting in adverse effects for ecological objectives. The proposal relates to a large open area which is in an elevated and prominent position above Burnley. Whilst the area is not subject to any formal landscape designation the proposal site does however form part of larger open space which forms an important role in breaking up the urban area, is valued by the community, and contributes to the setting of Brierfield and Burnley. The proposal therefore has a minor adverse effect for landscape objectives. The proposal has a neutral effect for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 69 dwellings including affordable dwellings. The proposal will help diversify and improve the quality of the housing stock of Earby helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land. 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the short term.</p> <p><u>Mitigation</u></p> <p>Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby				
SA Objective	Score			Commentary
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 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 would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be required towards service provision where required and tests are met.</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	-	<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 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 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><u>Term</u></p> <p>Minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>If operational effects of the WWTW cannot be addressed through the design process the site is unlikely to be suitable for residential development (low risk).</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity issues in the area.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of brownfield land in use for industry. The proposal has a significant positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent significant 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>
7. To conserve and enhance water quality and resources	--	-		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 10m of a watercourse (Earby Beck).</p> <p>The proposal is likely to require the provision of new water management infrastructure.</p> <p>The proposal has the potential to adversely affect water quality noting the site’s former use and proximity to the watercourse.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby		
SA Objective	Score	Commentary
	-	<p>Minor negative reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Deculvert stream, works to banks of stream and to manage flow of surface water into stream to prevent increased risk of flooding. Ground investigation works required. Land remediation likely to be required with sufficient removal/treatment of contaminated soils/surfaces to prevent the pollution of the watercourse through the site's redevelopment.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Limited viability. Requirement for remediation works is likely to render the site unviable (High Risk)</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The FRA finds that the site is located entirely in Flood Zone 3 and as such is not considered suitable for residential development. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effects if developed.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby				
SA Objective	Score		Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.96. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site 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><u>Term</u></p> <p>Neutral effect in the medium to long term with the adoption of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby		
SA Objective	Score	Commentary
	0	<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to 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><u>Term</u></p> <p>A likely positive effect with mitigation.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). 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><u>Term</u></p> <p>A likely positive effect with mitigation.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P228 Land off Old Lane, Earby		
SA Objective	Score	Commentary
		None <u>Uncertainties</u> None.
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is accessible to a number of services available locally as well as public transport routes helping to reduce car usage benefiting transport objectives. The proposal site is in employment use and its redevelopment for housing could result in the loss of employment locally. The limited economic contribution associated with the delivery of new housing is not sufficient to outweigh the adverse effect caused by the loss of employment land. The proposal has mixed affects for health objectives, noting the proposals accessibility to existing services and facilities and the benefit of quality housing for health and wellbeing against the potential adverse effects caused by neighbouring uses on the health and wellbeing of the site's future occupiers. The site is brownfield and its redevelopment will support regeneration objectives, and make effective use of land. The proposal will also benefit the historic environment and local townscape by removing an industrial site from the area. The proposal site is not found to any noteworthy role for wildlife and biodiversity, however further assessment will be required. The site is closely related to Earby Beck and suffers from a high risk of flooding. The proposal site is not therefore suitable for the development of housing. Neutral effects are found for climate change objectives.</p>		

P229 Land to south of Green Meadow, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 57 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal 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>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden				
SA Objective	Score			Commentary
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 and open space.</p> <p>Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses, and open countryside. The proposal is compatible with these land uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision.</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	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network due to on street parking and road network constraints. Development of this scale is likely to significantly contribute to existing problems.</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 neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden		
SA Objective	Score	Commentary
		<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	<div>--</div> <div>0</div>	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse or water body (Beardshaw Beck).</p> <p>The Site is unlikely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that the site is located in flood zone 1 and has a low risk of surface water flooding and ground water flooding.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Detailed drainage information required to inform decisions made regarding site capacity, layout, type of development and form of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk. Addressing flood risk issues may increase development costs and/or reduce site capacity threatening viability (low-medium risk)
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The site is unlikely to contribute towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.26. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p>

Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden				
SA Objective	Score			Commentary
				Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The Site does not affect any designated site. It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly improved grassland The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect likely to remain permanent with mitigation. <u>Mitigation</u> Retain and enhance existing habitats. Creation of new habits as appropriate within open space, landscaping and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<u>Likely Significant Effects</u> The Site is located within the Trawden Forest Conservation Area. The site is situated within a prominent part of the conservation area which is highly visible. The development of the site will alter the character of this part of the settlement and remove an existing gap between different built-up parts of the settlement. The proposal is likely to result in less than substantial harm to the historic environment. A minor adverse effect is assessed for this objective. <u>Term</u> Adverse effects for the plan period. <u>Mitigation</u> 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. <u>Assumptions</u> None <u>Uncertainties</u> It is unclear whether the public benefits of the proposal would outweigh the harm caused by the proposal on the historic environment (medium – high risk)

Appendix 5: Assessment of Potential Housing Sites

P229 Land to south of Green Meadow, Trawden		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site sits within the Industrial Footlands character area. The site in its current form makes a positive contribution to the character of the area, including the wider setting of Trawden. The site is somewhat contained by wider development but relates to a steeply sided valley close to a watercourse increasing its visibility to a wider area. Its development would remove a distinctive break in the settlement pattern. The site is visible from wider public routes, particularly to the south and within Trawden and will alter the character of the area to its detriment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Effects of proposal likely to be most significant in the shorter term during the construction with the effects reducing to a minor adverse effect in the longer term.</p> <p><u>Mitigation</u></p> <p>Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is accessible to some services, however local employment opportunities are limited. As a result the site has a neutral effect for regeneration and economic objectives notwithstanding the positive contribution new housing makes towards fulfilling these objectives. Neutral effects are also assessed for transport objectives noting the sites proximity to a regular bus service and existing capacity problems experienced within the local highway network due to on-street parking. The proposal has positive effects for health objectives due to the accessibility of the site to existing healthcare and open space provision as well as opportunities for new open space within the site boundaries. The site is undeveloped and as such has adverse effects for the making efficient use of land and use of natural resources. The site is relatively unconstrained in terms of flood risk. Further assessment is needed to evidence the effect this might have on site suitability/deliverability. The Site is located within a conservation area and is likely to result in at least less than substantial harm to this asset requiring consideration of public benefits with adverse effects assessed for heritage objectives. The site is not known to be of ecological value with further assessment requirement. The site is an edge of settlement location relating to undeveloped land along a watercourse and steep rising landscape. The site is visible from wider areas and its development will alter the character of the area. A minor adverse effect is assessed for landscape objectives. Overall a minor positive effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 80 dwellings. The proposal will help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in a weak market area. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is not used for employment.</p> <p>The Site is 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Residents use sustainable modes of transport to access local employment opportunities (Medium Risk).</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score			Commentary
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 or more key services or 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 within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Measures may be required to promote sustainable access to local school provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability to support specific travel plan/obligations measures (High Risk).</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 or open space.</p> <p>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.</p> <p>The proposal is located adjacent to residential development and open land. Residential development would be compatible with these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect provided sufficient mitigation is delivered.</p> <p><u>Term</u></p> <p>Likely neutral effects from the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contributions may be required to services and facilities and open space.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability. high risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 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><u>Term</u></p> <p>A likely minor positive effect from the medium term with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u></p> <p>The Site is comprised of undeveloped greenfield land (not known to be Best and Most Versatile Land) and as such have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	-		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a water body (unnamed water body)</p> <p>The Site is may to require the provision of new water management infrastructure given existing drainage problems in vicinity to the Site.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield		
SA Objective	Score	Commentary
		<p>Water management infrastructure to address poor drainage locally.</p> <p>Assumptions None.</p> <p>Uncertainties 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.	0	<p>Likely Significant Effects The SFRA confirms that the site is located in Flood Zone 1 with some surface water flood risk. A neutral effect is assessed for this objective.</p> <p>Term Neutral effects with the adoption of mitigation measures.</p> <p>Mitigation FRA required to inform site capacity, developable area and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The proposal is not in an area affected by air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p>

Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is 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><u>Term</u></p> <p>Neutral effect in the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and scope for ecological benefits.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is closely related to a listed building and its development for housing is likely to result in at least less than substantial harm to this asset owing the loss of agricultural context to the building. It is unlikely given the relationship between the site and this listed building that this can be significantly reduced. An assessment of the public benefits of the proposal will be necessary. The proposal is found to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor adverse effect reducing in the longer term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Relationship of the Site to the listed building to be understood through the submission of further evidence. Sensitive siting and scaling of development. Boundary treatments and development of high quality buildings which reflect local materials and character could reduce impact but not remove harm.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>It is unclear whether the public benefits of the proposal would sufficiently outweigh the likely harm caused by the proposal on the historic environment (medium – high risk)</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Urban Character Area 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. Minor adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effects.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability and financial capacity for high quality materials. High risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P230 Land at Clay Farm (Site B), Brierfield				
SA Objective	Score		Commentary	
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally limited benefits for economic and regeneration objectives are also recorded due to the associated benefits for the economy had with the development of new housing. The benefits associated with the proposal for health are limited due to the site’s recreational value for the local community in its current form. The site benefits transport objectives due to the site’s accessibility via public transport and close proximity to a number of essential daily services which serve to reduce reliance on travel by car. The site relates to undeveloped land and as such has an adverse effect on securing the efficient use of land and use of resources. The proposal has biodiversity value which would be adversely affected by its development. The site forms the setting of a listed building and its development for housing is likely to result in at least less than substantial harm supporting the adverse effect assessed for the proposals effect on the historic environment. The site sits on an open and visible field within the urban area which is important for recreation and settlement character. Its development would harm this character reducing the break in development provided in the area. The proposal has neutral effects for flood risk objectives, although its proximity to an area with known drainage issues will likely result in the need for the adoption of drainage infrastructure. The proposal has neutral effects for climate change objectives.</p>				

P232 Land to the rear of Fernbank Mill, Barnoldswick				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 39 dwellings. The proposal will help diversify and improve the quality of the housing stock of Barnoldswick helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is currently actively used for employment purposes. Its redevelopment for housing would result in a loss of employment land.</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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick				
SA Objective	Score			Commentary
	-			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative for this objective.</p> <p>Term A permanent minor negative effect from the short term.</p> <p>Mitigation Alternative premises would need to be found for existing businesses to prevent their closure or relocation outside of the Borough. Nonetheless a degree of harm would remain as local access to employment opportunities would be permanently removed.</p> <p>Assumptions None.</p> <p>Uncertainties Existing employers find suitable alternative employment premises within the locality or borough (medium risk)</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p>Likely Significant Effects The Site is located within 800m of one or more key service or 2000m of a town centre (Barnoldswick) No service provision is proposed on site. The development will result in increased pressure on services. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p>Term A permanent neutral effect</p> <p>Mitigation Planning contributions may be required towards service provision where required and tests are met.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	-	-	<p>Likely Significant Effects The Site is located within 2000m 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 is located adjacent to proposed employment uses and open countryside. A residential use of the site may not be compatible with proposed employment uses on the adjacent site with adverse effects for future occupiers likely. On balance the proposal is considered to likely have a minor adverse effect on this objective.</p>
	-			<p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick				
SA Objective	Score			Commentary
				<p>Minor adverse effect reducing from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contribution towards open space facilities. Development alongside P057 (no longer available) would enable open space provision on 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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are existing capacity issues on the local highway network. The proposal is not of the scale to likely to contribute to a worsening of these issues. There are doubts of accessibility from the highway network with the proposal accessed through P057 (no longer available)</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>
	0			<p><u>Term</u></p> <p>A likely neutral effect from the medium term with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Development of P057 first.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of brownfield land. The proposal has a significant positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick			
SA Objective	Score		Commentary
			None.
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to affect water quality given the absence of any nearby water source.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Preventative measures should be put in place due ground remediation and site construction works to ensure that the proposal does not pollute the water supply.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 however the Site has a very high risk of flooding from ground water. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing where mitigation measures are implemented effectively.</p> <p><u>Mitigation</u></p> <p>FRA required to confirm areas at risk of flooding within the site and to inform the site design and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable and sufficient storage on flood water with source at site to prevent increase in flood risk elsewhere.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick			
SA Objective	Score		Commentary
			None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> 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 not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Neutral effect from the medium to long term with successful implementation on mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> The proposal is unlikely to adversely affect Calf Hall and Gillians Conservation Area despite its proximity. The site is not within visual range of this conservation area given changes in intervening topography and vegetation. The site is currently in industrial use and any redevelopment of the site would result in at least no change to the wider environment, with potential for beneficial effects depending on the quality of the site of the development including boundary treatments. <u>Term</u> Permanent neutral effects. <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	0		<u>Likely Significant Effects</u> 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

Appendix 5: Assessment of Potential Housing Sites

P232 Land to the rear of Fernbank Mill, Barnoldswick		
SA Objective	Score	Commentary
		<p>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 neutral effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effect reducing to towards neutral in the longer term with mitigation.</p> <p><u>Mitigation</u> Adoption of high quality design principles which is sensitive and responsive to local vernacular. High quality boundary treatments. Development alongside P057</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is currently used for employment purposes. The redevelopment of the site for housing could result in the loss of employment opportunities locally. An adverse effect is assessed for economic objectives. The site is adjacent to land used for employment and open countryside. The proposal for housing is unlikely to be compatible in this location noting these neighbouring land uses. The site is brownfield and therefore has positive effects for the efficient use of land and assisting the regeneration of Barnoldswick. The proposal site is subject to a high risk of flooding from groundwater. Further investigation is needed of this issue with mitigation measures put in place to address this. The result may be a reduced capacity of the site for housing, or ultimately render the site unsuitable for housing. The proposal is unlikely to adversely affect biodiversity, heritage or landscape objectives noting the site's current form and active uses. Overall the proposal has a minor positive effect for climate change objectives.</p>		

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 93 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (North Valley/Colne Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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.	+	-	+	<u>Likely Significant Effects</u> The Site is located within 800m of one or more key service, or 2000m of Colne Town Centre. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 800m of a primary school and 2000m of a secondary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne				
SA Objective	Score			Commentary
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>Scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of a transport service.</p> <p>There are known capacity issues on the local highway network (Colne North Valley and in Barrowford). The proposal is unlikely, on its own to be of sufficient scale to affect highway capacity problems currently experienced.</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><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>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. Limited travel plan measures could however be applicable noting the enhanced viability of the locality.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is subject to a risk of flooding which may affect the capacity of the site to accommodate new housing. As such the proposal has been assessed as having a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects with the application of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to confirm areas at risk of flooding within the site and to inform the site design and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne			
SA Objective	Score		Commentary
			<p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The proposal is located within 100m of a local designated site.</p> <p>The Site is covered by an ecological interest (LERN record). The Site consists primarily of improved grassland.</p> <p>The Site is located adjacent to the Green Infrastructure network and unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.			<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.		--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site 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 is unlikely to 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</p>

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P235 Land off Barrowford Road (Site C), Heirs House Lane, Colne		
SA Objective	Score	Commentary
		<p>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 for this objective.</p> <p><u>Term</u> Permanent significant adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy. There are little benefits associated with regeneration objectives due to the relatively poor accessibility of the site to nearby services and shops. Positive effects are however assessed for transport objectives noting the site's access to public transport. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land. There site experiences a degree of flooding which is likely to affect development capacity. The proposal is unlikely to affect the historic environment. The proposal is located in close proximity to an ecological designation and has attached biodiversity value. The proposal has an adverse effect for biodiversity objectives. The development of the site would result in urban sprawl and reduce the existing gap between Colne and Barrowford resulting the loss of an important site for the functionality of the green belt locally. A significant adverse effect is assessed for landscape. Accounting for the above the proposal has a neutral effect for climate change objectives.</p>		

P237 Former Barnsey Shed, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> The Site has capacity for 128 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u> Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

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P237 Former Barnsey Shed, Barnoldswick				
SA Objective	Score			Commentary
				None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Crow Nest).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>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.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one or more key service, or 2000m of a town centre (Barnoldswick).</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor neutral from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	-	<p>Likely Significant Effects</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 which could connect to the green corridor provided by the adjacent Leeds and Liverpool Canal. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The Site is located across the canal from the manufacturing site of silentnight beds. Some adverse effects from noise may be possible.</p> <p>Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p>Term</p> <p>Minor negative effect reducing towards neutral and potentially positive with implementation of effective mitigation measures.</p> <p>Mitigation</p> <p>Provision of open space on site which positively reflects the site's canalside location. Landscape buffering, layout and orientation of dwellings, and adoption of sound mitigating materials in the construction of new dwellings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known capacity issues within the local highway network which would be adversely affected by the proposal.</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>Term</p> <p>A minor positive effect from the medium term.</p> <p>Mitigation</p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Mitigation measures may strain viability depending on their scope (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	+/-			<p>Likely Significant Effects</p>

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P237 Former Barnsey Shed, Barnoldswick		
SA Objective	Score	Commentary
		<p>The Site contains land which is previously developed and is now being reclaimed by nature. The site is derelict. Its redevelopment will have significant positive effects for this objective. The southern part of the site is greenfield. Mixed effects are therefore assessed for this SA objective.</p> <p><u>Term</u></p> <p>Permanent mixed effects from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a water body (Leeds Liverpool Canal). The Site is not likely to require the provision of new water management infrastructure.</p> <p>The former industrial use of the site could give rise to the potential of ground contamination affecting water quality should pollutants enter the canal during construction. Further assessment necessary with implementation of remediation measures to prevent pollution of the environment.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect which is likely to be minimal with the implementation of effective mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development should not take place in close proximity to the canal. Ground investigation required. Implementation of recommendations through remediation and construction works for the development of the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 however the Site has a high risk of flooding from ground water. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects reducing where mitigation measures are implemented effectively.</p> <p><u>Mitigation</u></p>

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P237 Former Barnsey Shed, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Suitable and sufficient storage on flood water with source at site to prevent increase in flood risk elsewhere. Development of only the northern section of the site would largely address this issue.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to significantly contribute to air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.87. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	-	<p>Likely Significant Effects 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>

Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	+	<p>Likely Significant Effects</p> <p>The proposal is located within 100m of a locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The site formerly featured industrial buildings and is made up of improved grassland. It is now heavily overgrown.</p> <p>The Site is not located within the Green Infrastructure network but is adjacent to the Leeds and Liverpool Canal, and its development could complement this corridor which the provision of high quality and accessible open space.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term Minor adverse effect possible during construction phase reducing to neutral in the medium to long term as mitigation measures establish.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p>Likely Significant Effects</p> <p>The Site is located adjacent to the Leeds Liverpool Canal which is noted for its industrial heritage value. The site in its current form does not contribute to this environment. The development of the site is unlikely to be affect the historic environment and as a result will have a neutral effect for this objective.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p>

Appendix 5: Assessment of Potential Housing Sites

P237 Former Barnsey Shed, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The previously developed nature of the sites means it does not contain features considered to be important or reflective of those of this LCA though land nearby has a more significant role. The development of the Site is unlikely to harm the LCA. The Site is located to south east of Barnoldswick, running along the eastern side of the Leeds and Liverpool Canal. Silentnight is a major manufacturing site which dominates the environment is located to the west. Modern residential development lies to the north. The effects of this however are limited given the absence of any local built or landscape designations in the area and the prominence of existing built form and acknowledging the previously developed nature of the site. The overall effect is considered to be neutral.</p> <p><u>Term</u></p> <p>Any likely adverse effects most significant during construction and the early years of the development reducing over time as development integrates into its surroundings and mitigation measures mature.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for economic objectives owing to the associated benefits brought by new homes in supporting the wider economy. There are positive benefits for transport objectives noting the site's proximity to public transport services and absence of local highway capacity issues affecting the site or wider network. Neutral effects are recorded for health. This balances the benefits of new homes, open space and accessibility of the site to existing sources of recreation provision against the potential adverse effects on health and wellbeing from the operations of the nearby Silentnight factory. The proposal relates to previously developed land and as such supports aims to secure the efficient use of land. There site experiences a degree of flooding which is likely to affect development capacity. The proposal is unlikely to harm the historic environment though is closely related to the Leeds and Liverpool Canal. The proposal is located in close proximity to an ecological designation and has potential biodiversity value. Equally the proposal has the potential to enhance the green infrastructure network which runs adjacent to the site. Overall the proposal is assessed as having a neutral effect for biodiversity objectives. A neutral effect is assessed for the proposal's effect on landscape effects noting the site's previously developed condition and edge of settlement location. A neutral effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 40 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score			Commentary
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 or more key service, or 2000m of Colne Town Centre.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 800m of a primary school and 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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>Scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+		
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed for this objective.</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	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>
	0		

Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, however there is a high risk of flooding from groundwater sources. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the application of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout and find a workable and effective solution to the risk of flooding from ground water. 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.04. The site therefore has a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u> 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><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	0	<p><u>Likely Significant Effects</u> The proposal is located within 100m of a local designated site. The Site is primary improved and semi improved grassland. There is some semi-natural broadleaved woodland to the south of the Site. The Site is located adjacent to the Green Infrastructure network and unlikely to adversely affect this network. Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effect from the medium term reducing in the longer term with mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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 result in substantial harm to the historic environment. A smaller scheme reflective of the scale, density, appearance, and materials of the wider conservation area may reduce this harm somewhat. Significant adverse effects are assessed against this objective.</p> <p><u>Term</u></p> <p>Likely permanent significantly adverse effects potentially reducing with the adoption of mitigation measures. Assessment of public benefits required.</p> <p><u>Mitigation</u></p> <p>Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Public benefits of the proposal are unlikely to outweigh the level of harm caused (high risk).</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Rolling Upland Farmland Landscape Character Area (Zone 14b). The site 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><u>Term</u></p> <p>Permanent significant adverse effects which cannot be reduced by mitigation.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P241 Land north of Keighley Road, Colne				
SA Objective	Score		Commentary	
			None.	
Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy. Limited benefits are assessed for transport and regeneration objectives owing to the contribution of the proposal towards housing land supply and the economy and its accessibility to public transport. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. There site experiences a degree of flooding which is likely to affect development capacity. The proposal site currently supports a number of natural features which is likely to be important to wildlife. An adverse effect is assessed for the biodiversity objective. The site forms part of the Lidgett and Bents Conservation. The scale, type and location of the proposal is likely to result in substantial harm to the historic environment. Significant adverse effects are therefore assessed for this objective. The site is also located within the Green Belt. The site forms an integral part of the Green Belt preventing urban sprawl. Accounting for the assessed adverse impact on the historic environment, the proposal is considered to have a significant adverse impact on landscape/townscape objectives. Accounting for the above the proposal has a minor adverse effect for climate change objectives.				

P242 Chapel Gate Meadows, Trawden				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<u>Likely Significant Effects</u> The Site has capacity for 76 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective. <u>Term</u> Permanent minor effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the

Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden				
SA Objective	Score			Commentary
	+			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term A permanent minor positive effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties 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>Likely Significant Effects</p> <p>The Site is located within 800m of one or more key service, or 2000m of Colne Town Centre. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 800m of a primary school and 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p>Term Permanent minor positive effects from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within wider land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p>Term Permanent minor positive effects from the medium term.</p>

Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden				
SA Objective	Score			Commentary
				<u>Mitigation</u> Contributions towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. 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 positive effect for this objective. <u>Term</u> A minor positive effect from the medium term.
	+			<u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout accounting for surface water flood risk. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> 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><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a local designated site.</p> <p>The Site is primary improved grassland. There are no known records of protected species using the site.</p> <p>The Site is not located adjacent to the Green Infrastructure network and unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	--		<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Trawden Forest Conservation Area closely related to Winewall. The site sits on steeply sloping ground and its development would vastly alter the character of the local area. Substantial harm is likely resulting in significant adverse effects.</p> <p><u>Term</u></p> <p>Likely permanent significantly adverse effects potentially reducing with the adoption of mitigation measures. Assessment of public benefits required.</p> <p><u>Mitigation</u></p> <p>Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Public benefits of the proposal are unlikely to outweigh the level of harm caused (high risk).</p>
14. To conserve and enhance landscape character and townscapes.	--		<p><u>Likely Significant Effects</u></p> <p>The site is located within the industrial foothills and valleys local landscape character area. The site fulfils a local contribution towards this character area which extends beyond its boundaries. The site sits on steeply sloping land adjacent to Winewall. Winewall is a small settlement with a distinct character. The site is highly visible to a large wider area. It is designated Green Belt and contribute strongly to the prevention of urban sprawl and safeguarding the open countryside. Significant adverse effects are assessed for this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P242 Chapel Gate Meadows, Trawden		
SA Objective	Score	Commentary
		<p>Permanent significant adverse effects which cannot be reduced by mitigation.</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>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health, regeneration and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy and the site's general accessibility to existing services, open space provision, and sources of employment. Benefits are also assessed for transport objectives noting the site's accessibility to public transport infrastructure. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be constrained by a high risk of flooding or for its biodiversity value. Further assessment will be required of both issues through the planning application process. The site is located within the Trawden Forest Conservation Area and closely relates to Winewall, a distinctive, small settlement in the borough. The proposal will significantly alter the character and setting of Winewall and is disproportionate in scale to the existing settlement. The proposal sits on steeply sloping land is highly visible to a large area. It is green belt and is found to meet the purposes of the Green Belt. Significant adverse effects are for landscape and heritage objectives. The site has a neutral effect on climate change objectives.</p>		

P257 Land at Giles Street, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 35 dwellings. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located within a part of the borough with a weak housing market and low demand for housing which may affect the types and tenure which are deliverable at the site. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability reduces the scope of types and tenure of housing provided on site (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>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><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a town centre (Nelson).</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 800m of a primary school and 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson				
SA Objective	Score			Commentary
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 and open space.</p> <p>The site currently provides open space but is not formal provision. Little if any open space is likely to be provided as a result of the development, however the proposal is accessible to existing provision. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and is close to Pendle Community Hospital. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</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	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site forms greenspace but was previously developed. The site is therefore considered to constitute brownfield land. Its redevelopment for housing would have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>The site is suitable for a high density development noting its central and sustainable location.</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 located within 50m of a watercourse (walverden water) which is culverted near to north western corner of the site. The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to adversely affect water quality. Overall the site is considered to have minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Likely effects neutral in the longer term with the implementation of effective mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development should be avoided in close proximity to the water course to avoid adverse effects on the structural integrity of this culvert.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is heavily affected by risk of flooding from rivers and surface water. Detailed appraisal of flooding from all sources on site is required to inform the suitability of the site for development, its capacity and developable areas.</p> <p><u>Term</u></p> <p>Potentially significant adverse effect from the short to medium term. TBC. Reduced to near neutral if detailed flood risk can be confirmed and a suitable scheme comes forward which is not adversely affected by and does not increase the risk of flooding.</p>

Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Phase 2 SFRA of the Site is required. This will inform site suitability, capacity and developable areas. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent of flood risk and the capacity of the site to be redeveloped in accordance with national planning policy.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.57. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score reflects the high accessibility of the site helping to promote a modal shift.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site.</p> <p>The site is made of existing open space of low quality contained within the urban area and does not contain any existing buildings or vegetation likely to be used by wildlife.</p> <p>The Site is not located within the Green Infrastructure Network of Pendle.</p> <p>A neutral effect is assessed for this objective.</p>
	0			<p><u>Term</u> Neutral effects, potentially positive in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The Site does not relate to any designated or non-designated heritage site. Its redevelopment is unlikely to adversely affect the historic environment of Pendle. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P257 Land at Giles Street, Nelson		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	0	<p>Likely Significant Effects</p> <p>The site is within the inner urban area of Nelson. It is not noted for its historic or townscape value and is not within the setting of the historic environment. The current open nature of the site may give rise to limit benefits to the quality of the urban environment, however the wider area is largely in a dilapidated condition. The redevelopment of the site for a high quality scheme could enhance the urban quality of the wider locality. A minor positive effect is assessed for this objective.</p> <p>Term</p> <p>Likely minor positive effects following completion of the development.</p> <p>Mitigation</p> <p>High quality development which positively addresses major streets in the area.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy. Benefits are also assessed for transport and regeneration objectives owing to the contribution of the proposal towards housing land supply and the economy and its accessibility to public transport. The proposal relates to previously developed land and as such supports aims to secure the efficient use of land and protect natural resources. The site is not subject to heritage, landscape or biodiversity constraints, forming a cleared site within the urban boundary. The site is subject to a significant risk of flooding. Further assessment is required to understand the extent and significance of flood risk affecting the site. Overall the site has a minor positive effect for climate change objectives.</p>		

P259 Land at Cragg Farm, Foulridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects</p> <p>The Site has capacity for 30 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term</p> <p>Permanent minor effects from the medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing</p> <p>Assumptions</p>

Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	0	-	0	<u>Likely Significant Effects</u> The Site is located within 2000m of a key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective. <u>Term</u> Permanent minor adverse effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	-			

Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge				
SA Objective	Score			Commentary
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 or open space.</p> <p>Limited scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge		
SA Objective	Score	Commentary
		<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 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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout accounting for surface water flood risk. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.48. The site therefore has a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> 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><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge				
SA Objective	Score			Commentary
				None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The 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 Semi Improved Grassland.</p> <p>The Site is located adjacent to the Green Infrastructure network. Its development would not adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect most pronounced during construction, potentially declining over time with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent to 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 is likely to harm this setting, resulting in at least less than substantial harm arising as a result of the proposal. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects subject to further assessment.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The public benefits of the proposal are unlikely to outweigh the likely harm caused by the proposal to the historic environment.</p>
14. To conserve and enhance landscape character and townscapes.	--			<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a), 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</p>

Appendix 5: Assessment of Potential Housing Sites

P259 Land at Cragg Farm, Foulridge		
SA Objective	Score	Commentary
		<p>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. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effects from the medium term. The effects identified are unlikely to be reduced through the implementation of mitigation measures.</p> <p><u>Mitigation</u> None</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal has little benefit for health, regeneration and economic objectives owing to the site's relative inaccessibility to most services, facilities and sources of employment. This isolation counters the direct benefits provided by the delivery of new homes for these objectives. Positive effects are assessed for transport objectives owing to the site's accessibility to public transport and lack of local highway constraints. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be constrained by a high risk of flooding. Further assessment will be required of this through the planning application process. The site is near to a designated ecological site and may have broader biodiversity value. Further assessment of the ecological value of the site will be required. The site is near to a Grade II* Listed building and likely forms part of its setting. The proposal is likely to harm this heritage asset to some degree. A minor adverse effect is assessed for heritage objectives. The site is isolated and relates poorly to the settlement boundary of Foulridge. Whilst the site benefits from relatively strong natural boundaries, the proposal is assessed to have a significant adverse effect for landscape objective. Overall, taking the above into account, a minor adverse effect is assessed for climate change objectives.</p>		

P262 Land adjacent to Winewall Lane, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 15 dwellings including affordable housing. The proposal will help diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (Colne Town Centre). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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.	+	-	+	<u>Likely Significant Effects</u> The Site is located within 800m of one or more key service or 2000m of a town centre (Colne) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 800m of a primary school and 2000m of a secondary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden				
SA Objective	Score			Commentary
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 or open space.</p> <p>Limited scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden		
SA Objective	Score	Commentary
		<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 0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform site design and layout accounting for surface water flood risk. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>

Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not of a sufficient scale to contribute significantly towards air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> 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><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden				
SA Objective	Score			Commentary
				None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a 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 located adjacent to the Green Infrastructure network. Its development would not adversely affect this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Effects most pronounced during construction, potentially declining over time with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Trawden Forest Conservation Area closely related to Winewall. The site sits on steeply sloping ground and its development would alter the character of the local area. The harm caused by the proposal towards the historic environment may be limited by the containment of the site by residential uses and its limited scale. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effects potentially reducing in their degree with the adoption of mitigation measures. Assessment of public benefits required.</p> <p><u>Mitigation</u></p> <p>Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Public benefits of the proposal are unlikely to outweigh the level of harm caused (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P262 Land adjacent to Winewall Lane, Trawden		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the industrial foothills and valleys local landscape character area. The site fulfils a local contribution towards this character area which extends beyond its boundaries. The site sits on steeply sloping land adjacent to Winewall though is relatively well contained. Winewall is a small settlement with a distinctive character. The site is visible to a wider area. It is designated Green Belt and contributes strongly to the prevention of urban sprawl and safeguarding the open countryside. Significant adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects which cannot be reduced by mitigation.</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>Summary: There are positive effects for housing objectives due improvements provided by the proposals to the quality and diversity of housing stock locally. The proposal also has benefits for health, regeneration and economic objectives owing to the associated benefits brought to health by access to quality housing and role new homes have in supporting the wider economy and the site's general accessibility to existing services, open space provision, and sources of employment. Benefits are also assessed for transport objectives noting the site's accessibility to public transport infrastructure. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be constrained by a high risk of flooding or for its biodiversity value. Further assessment will be required of both issues through the planning application process. The site is located within the Trawden Forest Conservation Area and closely relates to Winewall, a distinctive, small settlement in the borough. The proposal will alter the character and setting of Winewall. The proposal sits on steeply sloping land is visible to the wider area. The site is designated green belt and is found to meet the purposes of the Green Belt. Significant adverse effects are for landscape objectives whilst adverse effects are assessed for heritage objectives – the reduced effect is due to the limited scale of the proposal and its containment by existing development. The site has a neutral effect on climate change objectives.</p>		

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 200 dwellings including affordable housing. The proposal will significantly diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p>

Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is located within 2,000m of the nearest major employment site (West Craven Business Park). The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u> A permanent minor positive effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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.	++	-	0	<p><u>Likely Significant Effects</u> 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 service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP and open space. Scope exists within the development to accommodate new open space within land owned by the promotor. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. 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 positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).
	+			

Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 within 50m of a watercourse or water body (Earby beck).</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA concludes that the site is located in Flood Zone 1, with some surface water flooding. The extent of this flood risk should not prevent the development of the site for housing though may affect its capacity. A neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA required to inform the site design and layout. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> 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><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p>

Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)			
SA Objective	Score		Commentary
			<p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The proposal 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 is predominantly Semi Improved Grassland. The Site is located adjacent to the Green Infrastructure network. Its development would not adversely affect this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Overall neutral effect. Adverse effect most pronounced during construction, potentially declining over time with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located adjacent 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. The scale of development proposed departs from the form of development and built character of this designation. The proposal would also remove any inward and outward views of the conservation area from Stoney Bank Road and views of agricultural landscape had from within the conservation area to the south. At least less than substantial harm is likely to arise as a result of the proposal with potential for greater harm without mitigation measures put in place during the design and planning process. Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Overall a permanent adverse effect from the medium to longer term. Likely significant adverse effect in the shorter term with potential reduction with mitigation measures.</p> <p><u>Mitigation</u></p> <p>A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road. The amalgamation and consolidation of the site with P265 which is located adjacent to the west would go some way in reducing this effect.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P263/P265 Land off Stoney Bank Road, Earby (Phase 1 & Phase 3)		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site 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. 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 although this would be seen in the context of existing relatively modern development. The proposal would remove existing westward views obtained from the Pendle Way which runs along the site's eastern boundary. Accounting for the above a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely significant adverse effect with potential reduction with mitigation measures.</p> <p><u>Mitigation</u></p> <p>A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due significant increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits economic, health and regeneration objectives due to the benefits provided by new homes towards these objectives enabling access to quality housing which meets the needs of their occupiers and enhances the quality of the built environment. The site's accessibility and scale providing scope for new open space and enhanced pedestrian connectivity also supports these objectives. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is relatively free from flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site's scale and location close to an existing watercourse provides scope to secure successful biodiversity measures on site. The site is closely related to the Earby Conservation Area. The Earby Conservation Area has rural ties in this location and its built form is quaint and of small scale cottages. The proposal for 200 dwellings is inconsistent with this context, resulting in a significant urbanising effect and likely harm. A minor adverse effect is found for historic environment objective. The proposal is visible from higher ground to the east and the Pendle Way, altering the character and form of the setting and public views of the site. The site has natural and man-made features which are characteristic of the Landscape Character Area within which it is located. A minor adverse effect is assessed for the proposals effect on the landscape. In view of the above, a neutral effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 30 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)				
SA Objective	Score			Commentary
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 a local centre (Earby)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP and open space.</p> <p>Limited scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p>
	+			<p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	--	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse or water body (Earby Beck).</p> <p>The development is likely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p>
				<p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)		
SA Objective	Score	Commentary
		<p>Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream. New infrastructure required to manage and limit flood risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The Site is partially located in flood zone 2/3, however has a high risk of flooding from surface water. The degree of risk should not prevent the development of the site though have substantially affect its overall capacity. Adverse effects are assessed for this objective.</p> <p><u>Term</u> Adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u> 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. FRA required to identify these areas and to inform site design and layout.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.74. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is partially located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The proposal is not located within 100m of a 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 located adjacent to the Green Infrastructure network. Its development would not adversely affect this network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Overall neutral effect. Adverse effect most pronounced during construction, potentially declining over time with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 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. Less than substantial to substantial harm is likely to arise from the proposal. Noting the site's close relationship to the Conservation Area and important buildings and streetscenes located within the proposal is assessed to have a significant adverse effect for this objective.</p> <p><u>Term</u> Likely significant adverse effect with reduced impact possible with mitigation measures.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site forms part of the Rolling Upland Farmland Character Area (Zone 14b). The Site is considered part of the transitional landscape from the low valley to rising moorland to the east, and affords views from Earby of this landscape. The Site contributes to this landscape character area providing a large open area, which features dry-stone wall boundaries. Connectivity with wider open areas are limited somewhat by the vegetated route of Mill Lane to the east. Some harm will be experienced to the LCA at a local level if developed. The Site is located adjacent Earby Conservation Area. Whilst outwith the conservation area the site is likely to form part of its setting. The development represents a major extension of Earby into the open countryside. 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 although this would be seen in the context of existing relatively modern development. The proposal would remove existing westward views obtained from the Pendle Way which runs along the site's eastern boundary. Accounting for the above a minor adverse effect is assessed for this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P264 Land off Stoney Bank Road, Earby (Phase 2)		
SA Objective	Score	Commentary
		<p><u>Term</u> Likely significant adverse effect with potential reduction with mitigation measures.</p> <p><u>Mitigation</u> A reduced scale development removed from the conservation area Reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. Views and routes through the site from Stoney Bank Road.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due significant increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits economic, health and regeneration objectives due to the benefits provided by new homes towards these objectives enabling access to quality housing which meets the needs of their occupiers and enhances the quality of the built environment. The site's accessibility pedestrian connectivity also supports these objectives. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to flood risk and so the scale and layout of the development will need to be designed around this constraint ensuring the proposal does not increase on and off site flood risk for all sources accounting for the effects of climate change. The proposal is located to the water channel of Earby Beck, potentially requiring engineering works to shore up existing banking and prevent their collapse. It is unclear what role the site has for biodiversity requiring further assessment. The site's scale and location close to an existing watercourse provides scope to secure successful biodiversity measures on site. The site is located within Earby Conservation Area. The Earby Conservation Area has rural ties in this location and its built form is quaint and of small scale cottages. The proposal is inconsistent with this context, resulting in a significant urbanising effect and likely harm. A significant adverse effect is found for historic environment objective. The proposal is visible from higher ground to the east and the Pendle Way, altering the character and form of the setting and public views of the site. The site has natural and man-made features which are characteristic of the Landscape Character Area within which it is located. A minor adverse effect is assessed for the proposals effect on the landscape. In view of the above, a neutral effect is assessed for climate change objectives.</p>		

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> The Site has capacity for 140 dwellings including affordable housing. The proposal will significantly diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u> Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick				
SA Objective	Score			Commentary
				<p>Planning obligations for the mix of housing</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p>Likely Significant Effects</p> <p>The 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term</p> <p>A permanent minor positive effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</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>Likely Significant Effects</p> <p>The Site is located within 800m of a local centre (Barnoldswick)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 800m of a primary school and secondary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p> <p>Term</p> <p>Permanent significant positive effects from the medium term.</p> <p>Mitigation</p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions</p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. 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 positive effect for this objective. <u>Term</u> A minor positive effect from the medium term. <u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport. <u>Assumptions</u> None. <u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).
	+			

Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 located within 10m of a watercourse or water body (Leeds and Liverpool Canal). The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream. New infrastructure required to manage and limit flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that 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><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Provision of sufficient storage capacity to mitigate flood risk without causing increased risk in offsite locations as a result of the development of the Site. FRA required to investigate ground water flood risk and inform site design and layout accordingly.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitably score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recorded for this objective is largely due to the site's strong accessibility to existing service provision.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></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 located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect most significant in the short term. Potential Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located in close proximity to two listed building/structure and likely to form part of their setting/within their influence. The development of the site may adversely affect these listed assets resulting in at least less than substantial harm. A minor adverse effect is assessed as a result.</p> <p><u>Term</u></p> <p>Likely adverse effect with reduced impact possible with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development located away from listed structures with suitable boundary treatment.</p>

Appendix 5: Assessment of Potential Housing Sites

P266 Land North East of Kelbrook Road (Lower Park Farm, Meadow Park), Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Public benefits of the proposals outweigh the harm identified to the historic environment (medium risk).</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site 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><u>Term</u></p> <p>Likely adverse effect unlikely to be reduced much by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Suitable buffer and boundary treatment works to the Canal. Provision of green routes through the development to break up the form of development providing a reduced density development on the edge of the settlement and safeguarding views through the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due significant increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits economic, health and regeneration objectives due to the benefits provided by new homes towards these objectives enabling access to quality housing which meets the needs of their occupiers and enhances the quality of the built environment. The site's accessibility and pedestrian connectivity also supports these objectives. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to flood risk and so the scale and layout of the development will need to be designed around this constraint ensuring the proposal does not increase on and off site flood risk for all sources accounting for the effects of climate change. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site is near to listed buildings potentially forming part of their setting. The proposal will alter this setting potentially resulting in less than substantial harm. An adverse effect is found for the historic environment objective as a result. The proposal is visible from wider areas including public routes and positively contributes to the special forms and features of the landscape character area. Its loss to development would result in an adverse effect on the local landscape resulting in adverse effects for this objective. A minor positive effect is assessed for climate change objective.</p>		

Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 10 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 Brierfield. The proposal is located of weak land values. As such the development of affordable housing at the site is unlikely. Notwithstanding this the proposal is considered to have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the short term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Homes are affordable to local people (low risk)</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term although the benefits will be limited given the limited size of the proposal. Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>Scope for mitigation by contribution is limited by low viability.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	0	++	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a local centre (Brierfield)</p> <p>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.</p> <p>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>Term</p> <p>Significant positive effects from the medium term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	++			
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>The small scale of the site is likely to result of limited pressure for open space and medical facilities.</p> <p>The proposal is located adjacent to residential dwellings. The proposed use is compatible with existing uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p>Term</p> <p>Minor positive effect from the medium term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>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.</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>The site is located within Brierfield and close its town centre. The site is accessible to a good range of services and facilities by foot, bicycle and public transport. The availability of services locally promotes travel by non-car modes of transport. Taking this into account, and noting the above, the proposal is assessed to have a neutral effect on 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)Scope and viability to promote and invest in sustainable transport modes.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is 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><u>Term</u></p> <p>Permanent significant positive effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land take if appropriate.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have neutral effect on this objective.</p>
	0		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 and subject to a degree of flood risk from surface water. The risk identified is not sufficient to prevent the development of the Site. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform site design and layout.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p>

Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk). Low viability means that there is limited scope for travel plan measures to be implemented.</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.48. The site therefore has a positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The proposal's high score reflects its sustainable location and limited constraints to development.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> None likely viable.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability means that additional measures of sustainable design and construction, including the generation of renewable energy are unlikely to be feasible.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect over the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0
	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is uncertain whether the site contained protected species. The Site does not contain any priority habitats the Site is an urban site. Development of the site would not affect the Green Infrastructure Network but is adjacent to existing greenspace and could enhance access to this.</p> <p>There is potential within the site to provide biodiversity net gain measures within the site. The implementation of these measures is likely to reduce developable area and would affect site viability. Overall, taking into account the above, the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Neutral effects with potential for minor positive effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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. 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Success and management of open space and biodiversity measures. Low-medium risk. Effect of BNG on viability of development – High Risk.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not affected by heritage assets and as a result will have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P267 Land at Former LCC Depot, Halifax Road, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the industrial urban 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. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent positive effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>High quality development with sufficient boundary treatment.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: This urban site scores positively for measures of townscape quality, securing the reuse of land, climate change, supporting regeneration and public transport objectives. The proposal also scores positively for housing and employment objectives owing to the benefits brought by new housing in providing increased choice and access to housing and support provided existing business and services. Limitations in viability means that the proposals effects for these objectives are more limited than otherwise could be. The proposal is relatively unaffected by flood risk and drainage. The proposal is not located near to an existing watercourse and as such does not raise pollution concerns for water quality despite being previously developed. BNG requirements may render the site unviable. The proposal scores neutrally for other objectives.</p>		

P268 Shelfield Farm, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 300 dwellings including. The proposal will significantly diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 800m of a primary school and 2000m secondary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	?	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. 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.</p> <p>The proposal is in open countryside and adjacent to a golf course. The proposed use is compatible with current uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective with mitigation.</p> <p>Term</p> <p>Likely Minor positive effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Contribution towards open space provision may be required. Assessment of recreational pressure caused by the proposal on the South Pennines SSSI/SPA.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues in vicinity to 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>Term</p> <p>A likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p>Likely Significant Effects</p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson			
SA Objective	Score		Commentary
			Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> 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. The proposal is unlikely to affect water quality. Overall the site is considered to have neutral effect on this objective.
	0		<u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<u>Likely Significant Effects</u> The SFRA shows that the site is affected by a high risk of flooding from surface water. This risk is likely to affect the capacity of the site for development, but should enable some development to take place. A minor adverse effect is assessed for this objective. <u>Term</u> A minor adverse effect potentially reducing with the adoption of mitigation measures. <u>Mitigation</u> 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. Developable areas and site design to be informed by a site specific FRA. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.

Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 2.61. The site therefore has a minor negative effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed is due to the limited accessibility of the site to services and sources of employment encouraging travel by car, and the site's major environmental constraints.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor negative effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson				
SA Objective	Score			Commentary
				<p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	--	--	0	<p><u>Likely Significant Effects</u></p> <p>The site is 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><u>Term</u></p> <p>An irreversible significant adverse effect.</p> <p><u>Mitigation</u></p> <p>The site would result in the permanent loss of a BHS and cannot be mitigated.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.			0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result will likely have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--			<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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. A significant adverse effect is assessed for this objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P268 Shelfield Farm, Nelson		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent significant adverse effects which cannot be mitigated.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are significant positive effects for housing objectives due significant increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The limited accessibility of the site means that associated benefits of housing delivery towards economic, health and regeneration objectives are almost nil with a neutral effect for these objectives observed. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to a high degree of risk form flooding from surface water. Ensuring this is adequately addressed is likely to affect site capacity. An adverse effect is assessed for flooding objectives. The site is subject to a local ecological designation and is known to be heavily used by protected species. A significant adverse effect is assessed for biodiversity objectives. The proposal is in an isolated location in the countryside poorly related to the wider urban area. It has natural and man-made features which are characteristic of and significantly contribute towards the quality of the landscape character area. A significant adverse effect is assessed for landscape objectives. Taking account of the above, a minor adverse effect is assessed for climate change objectives.</p>		

P269 Joe Meadow and Little Wood, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 22 dwellings including affordable housing. The proposal will diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 a one key service or more.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden				
SA Objective	Score			Commentary
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 and open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</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	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>The site is subject to highway constraints. The site is isolated from the highway network. The local highway is a narrow lane with limited potential to widen.</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 neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p>

Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>0</div>	<p><u>Likely Significant Effects</u> The Site is located within 50m of a watercourse or water body (Trawden Brook). The development is unlikely to require any upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Development to be located away from the water course with runoff rate managed to prevent an increase in flood risk downstream. New infrastructure required to manage and limit flood risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the Site is located in Flood Zone 1 and subject to a very limited risk of flooding from surface water. The risk identified is not sufficient to prevent the development of the Site. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform site design and layout.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's limited scale. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.09. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p>

Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The proposal is not 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 improved grassland. The Site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Potentially adverse effects during construction period, with neutral effects longer term. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	--			<u>Likely Significant Effects</u> The Site is located within the Trawden Forest Conservation Area. The site sits on steeply sloping ground and its development would alter the character of the local area being highly visible from the wider village and parish area. The proposal is of substantial scale and does not relate well to the existing settlement. Taking this into account a significant adverse effect is assessed for this objective. <u>Term</u> Likely permanent significant adverse effects potentially reducing in their degree with the adoption of mitigation measures. Assessment of public benefits required. <u>Mitigation</u> Smaller scale development, reflective in scale, density, appearance and materials of the wider conservation. High quality design and materials. <u>Assumptions</u> None <u>Uncertainties</u> Public benefits of the proposal are unlikely to outweigh the level of harm caused (medium risk).

Appendix 5: Assessment of Potential Housing Sites

P269 Joe Meadow and Little Wood, Trawden		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site sits within the Industrial Foothill character area. The site in its current form makes a contribution to the character area on a localised scale, however its influence extends beyond the site boundaries, with the site contributing positively to the setting of Trawden. The site relates poorly to the wider development pattern, and relates to a steeply sloping land. The site is highly visible from a wide range of viewpoints including public routes. Its development would result in irreversible significant damage to the character and appearance of the area resulting in significant adverse effects for this objective.</p> <p><u>Term</u></p> <p>Effects of proposal likely to be most significant in the shorter term during the construction with the effects potentially reducing to a limited degree in the longer term.</p> <p><u>Mitigation</u></p> <p>Sensitive design responses to local landform and architecture. Siting, scale, appearance of development and role of landscaping. A much smaller scale of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the contribution made by the proposal to housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. The site is accessible to some services, however local employment opportunities are limited. As a result the site has a neutral effect for regeneration and economic objectives notwithstanding the positive contribution new housing makes towards fulfilling these objectives. Neutral effects are also assessed for transport objectives noting the sites proximity to a regular bus service and highway accessibility problems which may render the proposal undeliverable. The proposal has positive effects for health objectives due to the accessibility of the site to existing healthcare and open space provision as well as opportunities for new open space within the site boundaries. The site is undeveloped and as such has adverse effects for the making efficient use of land and use of natural resources. The site is relatively unconstrained in terms of flood risk. Further assessment is needed to evidence the effect this might have on site suitability/deliverability. The site is not known to be of ecological value with further assessment required. The Site is located within a conservation area and is likely to result, noting its scale, visibility and poor relationship with the wider settlement, in significant adverse effects for heritage objectives. For the same reasons the site is assessed as having a significant adverse effect for landscape objectives. Overall a minor positive effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 15 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. However notwithstanding this, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability may restrict the range of housing types and sizes likely to come forward at the site.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive 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>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson				
SA Objective	Score			Commentary
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 or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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>Little scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to result in marginal pressure on existing facilities noting the limited scale of the site and proposal.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 located within 10m of a watercourse or water body (Pendle Water)</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to adversely affect the quality of water.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p>
		-		

Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson		
SA Objective	Score	Commentary
		<p>Preventative measures put in place through the construction process to prevent contamination of the water course as a result of construction processes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The SFRA confirms that site is located largely in flood zones 2/3 and so does not represent a suitable location for housing. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.90. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> The scale and location of the site means that the site is not suitable for commercial extraction (High probability)</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u> The proposal is not 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 improved grassland. The Site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network. Overall the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p>
	0			<p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P272 Land at the end of Park Avenue, Nelson		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located outside but adjacent to the settlement boundary. The site is currently undeveloped and open in character. The proposal would irreversibly alter this aspect. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Minor positive effects are assessed for economic objectives due to the site's accessibility to strategic employment opportunities. The is however of limited accessibility to local services, including schools provision, and as such is likely to result in the need to travel by car. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to a significant risk of flooding and therefore does not represent a suitable location for housing. It is unclear what role the site has for biodiversity requiring further assessment. The site does not affect the historic environment. The site is currently open and undeveloped. Its development will irreversibly alter the built form in the area resulting in an adverse effect for the local landscape. A neutral effect is assessed for climate change objectives however the site is not suitable for housing noting the high degree of flood risk which affects the site.</p>		

Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 35 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
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 or more key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to adversely affect the quality of water.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that site is located in Flood Zone 1, and not affected by flood risk. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.78. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score		Commentary	
			<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></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 located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect most significant in the short term. Potential Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site 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 minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score		Commentary	
Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Neutral effects are assessed for economic and regeneration objectives due to the site's relative isolation from strategic employment sites. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site does not affect the historic environment. The proposal is visible from wider areas including public routes and positively contributes to the special forms and features of the landscape character area. It is isolated from Kelbrook requiring further land to come forward first. Its loss to development would result in an adverse effect on the local landscape resulting in adverse effects for this objective. A neutral effect is assessed for climate change objectives.				

P274 Land to South East of Long Ing Lane, Barnoldswick				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 75 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
	+			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term A permanent minor positive effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties 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>Likely Significant Effects</p> <p>The Site is located within 800m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p>Term Permanent minor positive effects from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects</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 within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p>Term Permanent minor positive effects from the medium term.</p>

Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Contributions towards open space facilities.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. The site is isolated from 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 proposal is assessed as having a neutral effect for this objective.</p> <p><u>Term</u> A neutral effect from the medium term.</p>
	0			<p><u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk). It is unclear whether safe and sufficient access can be obtained from the highway network (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>A 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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to cause air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p>Likely Significant Effects</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 improved grassland.</p> <p>The Site is not located within the Green Infrastructure network. Its development would adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse potentially reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p>Term</p> <p>Likely permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p>Likely Significant Effects</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 somewhat visible from public routes including public routes along the Leeds Liverpool Canal. A minor adverse effect is assessed, with potential for this to reduce if the site is developed in conjunction with P237.</p> <p>Term</p> <p>Minor adverse reducing with mitigation in the medium to long term and if developed with P237.</p>

Appendix 5: Assessment of Potential Housing Sites

P274 Land to South East of Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Positive effects are also assessed for economic and regeneration objectives owing to the site's accessibility to Barnoldswick Town Centre and other strategic employment sites and the contribution may be the proposals towards the local economy. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site also forms part of the green infrastructure network. The development of the site could reduce the value of this network in this location. An adverse effect is assessed for biodiversity objectives. The site does not affect the historic environment. The proposal is visible from wider areas including public routes and makes a limited contribution to the special forms and features of the landscape character area. The proposal would protrude into the open space and would not relate well to existing built form increasing the adverse effects caused by its development on the open countryside and existing landscape. The proposal has a minor adverse effect on landscape objectives. A minor positive effect is assessed for climate change objectives.</p>		

P275 Land to North West of Salterforth Road, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 65 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>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.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one or more key services or 2000m of a local centre (Earby)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby				
SA Objective	Score			Commentary
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>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</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	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk). It is unclear whether safe and sufficient access can be obtained from the highway network (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p>

Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	0	<p><u>Likely Significant Effects</u> 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. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u> A permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the Site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.87. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site is not located within 100m of designated site. It is unclear whether the Site fulfils an important role for protected species. The Site not located within the Green Infrastructure Network. The Site is predominantly improved grassland. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Neutral effect from the medium to long term with the implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective. <u>Term</u> Likely permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	-			<u>Likely Significant Effects</u> 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.

Appendix 5: Assessment of Potential Housing Sites

P275 Land to North West of Salterforth Road, Earby		
SA Objective	Score	Commentary
		<p>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><u>Term</u> Adverse potentially reducing in the medium to long term mitigation.</p> <p><u>Mitigation</u> Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Positive effects are also assessed for economic objectives owing to the site's accessibility to strategic employment opportunities and the contribution made by the proposals towards the local economy. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site makes a contribution to the special forms and features of the landscape character area. Its development will result in protrusion into the open countryside in a location of relative sensitivity. The proposal would not be well related to the existing settlement pattern. The proposal has a minor adverse effect on landscape objectives. A neutral effect is assessed for climate change objectives.</p>		

P277 Former Waterworks and Quarry, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 75 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth				
SA Objective	Score			Commentary
				None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 in excess of 2000m of any key service.</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is located in excess of 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
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Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth				
SA Objective	Score			Commentary
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>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</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	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 400m of one or more transport services.</p> <p>There are no known highway capacity 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 minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (high risk).</p>
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Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is previously developed although is being reclaimed by nature. The redevelopment of the site would support this objective. A significant positive effect is assessed.</p> <p><u>Term</u></p> <p>Permanent significant positive 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 0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A 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	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect, reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p>

Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 2.87. The site therefore has a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed is a result of the site's isolated location.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth				
SA Objective	Score			Commentary
the sustainable use of natural resources.				Permanent loss where developed. <u>Mitigation</u> To be determined in consultation with Lancashire County Council. <u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site is not located within 100m of designated site. It is unclear whether the Site fulfils an important role for protected species. The Site not located within the Green Infrastructure Network. The Site is predominantly improved grassland. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Neutral effect from the medium to long term with the implementation of mitigation measures.
	0			<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this plan period. <u>Term</u> Likely permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u>

Appendix 5: Assessment of Potential Housing Sites

P277 Former Waterworks and Quarry, Salterforth		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	-	<p>Likely Significant Effects</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 harm the character of the wider landscape. The Site is isolated within the open countryside. Its development will adversely affect the local landscape, views, and character. A minor adverse effect is assessed.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>Scaling, layout, type and amount of development. Use of natural materials for construction. Comprehensive landscaping scheme required.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
<p>Summary: There are minor positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The site's isolated location nullifies wider benefits of health and wellbeing and the contribution made to the economy. In addition adverse effects are assessed for regeneration and transport objectives. The proposal relates to land which has previously been developed and as such the proposal supports aims to secure the efficient use of land. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity though the site is being reclaimed by nature. Further assessment is required. The site does not affect the historic environment. The site is in an isolated location and is not suitable for the development of a major residential scheme. Whilst the proposal does not reflect the quality of the character area, its development will be visible from wider areas. Accounting for this an adverse effect is assessed for this objective. The proposal has a minor adverse effect for climate change objectives due to its isolated location.</p>		

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p>Likely Significant Effects</p> <p>The Site has capacity for 170 dwellings including affordable housing. The proposal will significantly help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick				
SA Objective	Score			Commentary
				<p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>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><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. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick				
SA Objective	Score			Commentary
				<p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p>Term Permanent minor positive effects from the medium term.</p> <p>Mitigation Contributions towards open space facilities.</p> <p>Assumptions None.</p> <p>Uncertainties 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>Likely Significant Effects</p> <p>The site is located within 400m of one or more transport services.</p> <p>There are no known highway capacity issues 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 minor positive for this objective.</p> <p>Term A minor positive effect from the medium term.</p> <p>Mitigation Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p>Assumptions None.</p> <p>Uncertainties</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick			
SA Objective	Score		Commentary
			Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>A 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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally noting the site's accessibility to existing services and facilities. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.13. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is not 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 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><u>Term</u></p> <p>Permanent neutral effect.</p>
	0			<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Conservation Area which extends to the south west of Barnoldswick. The proposal is for a significant scale of development taking place on undulating land increasing its visibility from the wider area including other areas within and views of the conservation area. The development would result in a loss of open land which is purposefully included within the Conservation Area. As a minimum less than substantial harm is assessed for this proposal. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely adverse effects potentially reducing in the medium to long term with mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick		
SA Objective	Score	Commentary
		<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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Whether the proposal will result in substantial harm or less than substantial harm to the historic environment, and whether the public benefits associated with the proposal are sufficient to outweigh the harm assessed (Medium to high risk).</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The 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><u>Term</u></p> <p>Likely permanent adverse effects with mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P278 Land off Rylstone Drive and Pen-y-ghent Way, Barnoldswick				
SA Objective	Score			Commentary
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also assessed for the economy noting the support extra patronage and labour supply could have for local employers. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site’s accessibility to existing open space provision, and compatibility with existing land used. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The proposal is located within a conservation area and could alter the character of this part of the conservation area affecting wider views and public enjoyment of the conservation area resulting in at least less than substantial harm. A minor adverse effect is assessed for this objective. The proposal relates to a large tract of land at an edge of settlement location and is visible from wider areas including public routes. The site makes a limited contribution to the special forms and features of the landscape character area but does form part of a wider conservation area. The proposal has a minor adverse effect on landscape objectives. A minor positive effect is assessed for climate change objectives.</p>				

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 60 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
	0			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p>Term A permanent neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties 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.	+	-	0	<p>Likely Significant Effects</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 service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p>Term Permanent neutral effects from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p>Term Permanent minor positive effects from the medium term.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Contributions towards open space facilities.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The site is located within 400m of one or more transport services. There are no known highway capacity issues locally. 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 positive for this objective.</p> <p><u>Term</u> A minor positive effect from the medium term.</p>
	+			<p><u>Mitigation</u> Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<p><u>Term</u></p> <p>A 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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook				
SA Objective	Score			Commentary
				<u>Assumptions</u> None <u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<u>Likely Significant Effects</u> The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage. <u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective. <u>Term</u> Neutral effect for the plan period. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site is not 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. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u>

Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook		
SA Objective	Score	Commentary
	0	<p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The site is not located near any designated heritage assets however is located adjacent to the historic core of the village and an important urban character area as identified within the Kelbrook Neighbourhood Plan. Development of this scale and pattern is not likely to be compatible with the character of the settlement resulting in at least less than substantial harm for the historical environment. Minor adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effects.</p> <p><u>Mitigation</u></p> <p>Adaptation of design, form, density and appearance of the development to reflect the unique built and natural features of the existing village.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Degree of harm caused, and whether the harm will be outweighed by the public benefits of the proposal (Medium risk).</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site 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. Whilst the site relates well to the existing settlement, its scale and location would not reflect the historic and built character of the settlement resulting in adverse effects. This is especially the case noting the highlighted importance of this part of the village for providing a high quality urban environment. 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><u>Term</u></p> <p>Adverse effects possibly reducing in the medium to long term with mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P281 Land to rear of Main Street/Waterloo Road, Kelbrook		
SA Objective	Score	Commentary
		<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>Assumptions None</p> <p>Uncertainties Degree of harm caused, and whether the harm will be outweighed by the public benefits of the proposal (Medium risk).</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems. Neutral effects are assessed for economic and regeneration objectives largely to the limited service provision accessible within and from Kelbrook. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The proposal is situated within the historic core of Kelbrook in an area of noted valued by the Kelbrook Neighbourhood Plan. Development of the type and scale proposed is likely to harm this historic area of Kelbrook altering its character. As a consequence it is assessed that the proposal would have harmful effects for both historic and landscape/townscape objectives. A minor positive effect is assessed for climate change objectives.</p>		

P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p>Likely Significant Effects The Site has capacity for 48 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p>Term Permanent minor positive effects from the medium term</p> <p>Mitigation Planning obligations for the mix of housing</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 or more key service or 2000m of a local service centre (Barrowford)</p> <p>No service provision is proposed on site. The development would result in increased pressure service quality/availability.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
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>Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities.</p> <p>The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses.</p> <p>Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</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	<p><u>Likely Significant Effects</u></p> <p>The site is located within 400m of one or more transport services.</p> <p>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 neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford			
SA Objective	Score		Commentary
			Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> 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. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective.
	0		<u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the Site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective. <u>Term</u> Neutral effects with the implementation of mitigation measures. <u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly. <u>Assumptions</u> None. <u>Uncertainties</u>

Appendix 5: Assessment of Potential Housing Sites

P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

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P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<u>Likely Significant Effects</u> The site is not 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. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result is likely to result in neutral effects for this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	--		<u>Likely Significant Effects</u> 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

Appendix 5: Assessment of Potential Housing Sites

P283 Ralph Laithe Farm (Site B), Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
		<p>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 critically 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><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. The proposal has a neutral effect transport objectives owing to its accessibility by public transport set against local constraints within the highway network which affect highway capacity and safety. Neutral effects are assessed for economic and regeneration objectives largely to the limited service provision accessible from the site and is reflective of the wider general accessibility limitations of the site promoting car usage. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The proposal is unlikely to affect the historic environment. The site is located at the edge of Higherford in a relatively elevated location. This gives rise to views from the wider area to the east including Barrowford Locks. The site itself is relatively well related to the settlement pattern and its scale would not be disproportionate for the settlement, noting its position within the settlement hierarchy and accessibility to existing services. The proposal is however designated Green Belt and maintains a key role in preventing urban sprawl and safeguarding the open countryside by urban encroachment. A significant adverse effect is assessed for the landscape objective. A neutral effect is assessed for climate change objectives.</p>		

P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 195 dwellings including affordable housing. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p>

Appendix 5: Assessment of Potential Housing Sites

P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
				<u>Term</u> Permanent significant positive effects from the medium term <u>Mitigation</u> Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.
	0			<u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 800m of one or more key service or 2000m of a local service centre (Barrowford) No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.
	0			<u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u>

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P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford				
SA Objective	Score			Commentary
				Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. Scope exists within the development to accommodate new open space within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective. <u>Term</u> Permanent minor positive effects from the medium term. <u>Mitigation</u> Contributions towards open space facilities. <u>Assumptions</u> None. <u>Uncertainties</u> 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> 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. No access due to site being landlocked access required via P136 or P283. 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. <u>Term</u> A likely neutral effect from the medium term. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links may be required. Contributions towards local highway improvements may be required. <u>Assumptions</u>
	0			

Appendix 5: Assessment of Potential Housing Sites

P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford			
SA Objective	Score		Commentary
			None. <u>Uncertainties</u> Site is not developable without vehicular access (high risk).
6. To encourage the efficient use of land and conserve and enhance soils.	-		<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> 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. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> A permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the Site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective. <u>Term</u>

Appendix 5: Assessment of Potential Housing Sites

P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
		<p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.52. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	0	<p><u>Likely Significant Effects</u></p>

Appendix 5: Assessment of Potential Housing Sites

P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford			
SA Objective	Score		Commentary
recycle, recover) and ensure the sustainable use of natural resources.			<p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p>Likely Significant Effects The site is not 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. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term Permanent neutral effect.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties</p>

Appendix 5: Assessment of Potential Housing Sites

P284 Ralph Laithe Farm (Site C), Barnoldswick Road, Barrowford		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site 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><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the large increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. The proposal has a neutral effect transport objectives owing to its accessibility by public transport set against local constraints within the highway network which affect highway capacity and safety. Neutral effects are assessed for economic and regeneration objectives largely to the limited service provision accessible from the site and is reflective of the wider general accessibility limitations of the site promoting car usage. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The proposal is unlikely to affect the historic environment. The site is located at the edge of Higherford in a relatively elevated location. This gives rise to views from the wider area to the east including Barrowford Locks. The site itself is relatively well related to the settlement pattern and its scale would not be disproportionate for the settlement, noting its position within the settlement hierarchy and accessibility to existing services. The proposal is however designated Green Belt and maintains a key role in preventing urban sprawl and safeguarding the open countryside by urban encroachment. A significant adverse effect is assessed for the landscape objective. A neutral effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 90 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A 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>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko				
SA Objective	Score			Commentary
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 or more key service. No service provision is proposed on site. The development would result in increased pressure service quality/availability. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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 within the site. No health facilities are proposed. The development is likely to increase pressure on existing facilities. The Site is bordered by existing residential uses and open countryside. The proposal is compatible with these uses. Accounting for the above, and noting the benefits brought by housing supply to public health, on balance, the proposal is considered to have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Contributions towards open space facilities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	<p>0</p> <p>Likely Significant Effects</p> <p>The Site is located within 400m from one or more transport services however the service is of limited frequency. Minor congestion locally due to on street parking. Development of this scale and location is could adversely affect this with adverse effects for highway safety.</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 adverse effect for this objective.</p> <p>Term</p> <p>A likely minor adverse effect from the medium term.</p> <p>Mitigation</p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Contributions towards local highway improvements may be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Site is not developable without vehicular access (high risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p>Likely Significant Effects</p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p>Term</p> <p>Permanent minor adverse effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	0	0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p>Term</p>
	0		

Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko		
SA Objective	Score	Commentary
		<p>A 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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 and is subject to some risk of flooding from surface water flooding. This risk is not sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess risk of surface water flooding at the site to inform site design and layout accordingly.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is not located near to any known sources of air pollution and is unlikely to caused air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.26. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site's relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.				<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is not 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 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><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p>Likely Significant Effects</p> <p>Blacko is a linear settlement with stone built terraces and cottages. The village sits along Gisburn Road which is set within a hilly landscape. A distinct feature within this landscape is Blacko Tower, a folly. Whilst not listed, this building is locally significant and visible from a far. The development of the site would significantly alter the character and form of the village, removing its traditional layout, and substantially changing the setting of Blacko Tower. At least less than substantial affects are likely arise, however if the entirety of the site was to be developed then this harm would increase. The overall effects assessed for this objective are minor adverse.</p> <p>Term Likely permanent minor adverse effects</p> <p>Mitigation A more limited site capacity closely related to existing built form is likely to reduce the harm assessed.</p> <p>Assumptions None</p> <p>Uncertainties The level of harm caused by the proposal on the historic environment and whether the public benefits associated with the site's development would outweigh the harm caused (medium to high risk).</p>
14. To conserve and enhance landscape character and townscapes.	--	<p>Likely Significant Effects</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 Tower 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>Term Likely significant adverse effects with limited reduction as a result of mitigation measures.</p> <p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P285 Land at Brownley Park Farm, Blacko		
SA Objective	Score	Commentary
		<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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the large increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Wider benefits beyond housing objectives are limited. This is due to the limited accessibility of the site to existing services and facilities promoting car travel and reduce the local benefits of new homes on health, regeneration, and economic objectives. Adverse effects are assessed for transport objectives noting the absence of a frequent bus service operating in close proximity to the site and congestion/highway safety issues caused by on-street parking which is likely to be exacerbated by the proposal. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The proposal is unlikely to affect the historic environment. Blacko is a linear settlement which is of limited scale and sustainability. The proposal is not conducive to this context and is likely to have a significant adverse effect on the local landscape and townscape noting its elevated position and location close to the Forest of Bowland Area of Outstanding Natural Beauty. The incompatible nature of the proposal with built form also harms the historic environment of Blacko and particular that of Blacko Tower which sits atop of a local summit north of the site, with the proposal forming part of its setting. An adverse effect is assessed for the historic environment objectives as a result. The limited accessibility of the site promoting unsustainable modes of transport significantly contributes towards the finding of a minor adverse effect assessed for climate change objectives.</p>		

P286 Land off Cuckstool Lane, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 10 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> The proposal is located close to an area which has low viability. Market demand may be weak (Low-medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>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.	++	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The proposal is however relatively small in scale and is unlikely to adversely affect service provision.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield				
SA Objective	Score			Commentary
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 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. 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> <p>On balance the proposal is considered to likely have a neutral effect on this objective with suitable mitigation measures.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located excess of 400m from all 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 adverse effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse or water body.</p> <p>The development is unlikely to require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>A 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		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. Whilst this may not render the entirety of the site undevelopable, the capacity of the site may be substantially reduced to avoid affected areas. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform the developable areas of the site taking into account sources of flood risk at the site and measures to ensure these are appropriately managed.</p>

Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is small is scale and unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.61. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site's relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p>

Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield			
SA Objective	Score		Commentary
the sustainable use of natural resources.			<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></p> <p>The site is 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 is located within the Green Infrastructure Network. The development of the Site would have an adverse impact on this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P286 Land off Cuckstool Lane, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys (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><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the large increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Some positive effects are identified for economic and regeneration objectives. This is largely due to the proposals proximity to the M65 corridor and employment opportunities and businesses located within, and added support the proposal will have for these areas through increase expenditure and larger labour supply. The proposal is assessed as having a neutral effect on health. This is due to the proximity of the site to the M65 motorway and the health concerns this raises from air pollution and noise. The proposal has adverse effects for transport due to the site's limited accessibility to public transport opportunities thereby promoting travel by car. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to a degree of risk of flooding which will need to be addressed through the site's design potentially affecting its capacity and viability. The site does not contribute towards the historic environment. The site forms part of the Green Infrastructure Network. Its development may adversely affect this network resulting in a negative effect for biodiversity objectives. The site shows strong functionality within the landscape contributing positively to its quality in its current form. The site fulfils an important role in prevent urban sprawl and safeguarding the open countryside from development as part of the Green Belt. For these reasons the proposal is assessed to have a significant adverse effect for landscape objectives. The site is assessed to have a neutral effect for climate change objectives.</p>		

P287 Whiteholme Mill, Trawden		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the	+	<u>Likely Significant Effects</u>

Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden				
SA Objective	Score			Commentary
Pendle area and deliver decent homes.				<p>The Site has capacity for 25 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The proposal is located close to an area which has low viability. Market demand may be weak (Low-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><u>Likely Significant Effects</u></p> <p>The development site is currently used for employment. The redevelopment of the site for housing would result in the loss of employment land (not protected by policy).</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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden				
SA Objective	Score			Commentary
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 of more key service.</p> <p>No service provision is proposed on site. The proposal will therefore result in additional pressure for existing services with new facilities unlikely to be provided.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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.</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 in open countryside and close to 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 with suitable mitigation measures.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open space provision required on site. 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>
	+			

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P287 Whiteholme Mill, Trawden				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 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 effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.		++		<p><u>Likely Significant Effects</u></p> <p>The Site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p> <p><u>Term</u></p> <p>Permanent adverse effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development should be directed towards brownfield locations within the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	--	-		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 10m of a watercourse or water body (Trawden Brook).</p> <p>The development may require an upgrade to water management infrastructure. The redevelopment of the site may result in contaminant entering the watercourse noting the site’s current industrial use.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor adverse effect.</p>
		-		

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P287 Whiteholme Mill, Trawden		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should be directed away from the water course with any surface waterflow treated before entering Trawden Brook. A site investigation will be necessary. The development should take place in accordance with its recommendations.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u> The SFRA finds that the majority of the site is subject to a high risk of flooding from rivers and is subject to a high risk of flooding from surface water. The flood risk associated with the site may render part or all of the site undevelopable for housing. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Significant adverse effects unlikely to be reduced.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform the developable areas of the site taking into account sources of flood risk at the site and measures to ensure these are appropriately managed.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage. It is likely that the site is not suitable for housing (high risk).</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

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P287 Whiteholme Mill, Trawden				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site's relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is located outwith the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></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 is not located within the Green Infrastructure Network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect potentially reducing from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Trawden Forest Conservation Area. In its current condition the proposal site does not contribute towards the built qualities of this area and in a limited way detracts from this area. The proposal has the potential to benefit the conservation area removing an industrial site of relatively modern functional appearance from the streetscene. The proposal is likely to have a minor positive effect for this objective.</p> <p><u>Term</u> Initial neutral effects with potential for positive effects in the medium to long term.</p> <p><u>Mitigation</u> High quality development using materials and architecture which reflects those important buildings in the wider conservation area.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> A positive effect is achieved for the conservation area (low risk)</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys (Zone 6a). The Site shows very limited functionality towards this local landscape character area noting its built modern and functional form. The redevelopment of the site for housing is unlikely to harm the landscape character area notwithstanding the visibility of the site from public vantage points. The site is currently development and is contained and relates well to the built up area. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permeant neutral effects likely.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P287 Whiteholme Mill, Trawden				
SA Objective	Score		Commentary	
<p>Summary: There are positive effects for housing objectives due to the large increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The site is in employment use and therefore its redevelopment to housing would result in the loss of employment land. Adverse effects are therefore assessed for the site's effect on employment objectives. Neutral effects are identified for regeneration objectives. This is due to the relatively limited accessibility of the site to existing services, being located almost between settlements. Some positive effects are identified for health objectives noting the site's accessibility to health infrastructure and open space. Positive effects are also assessed for transport objectives given the accessibility of the site to public transport provision and the absence of highway constraints affecting the site. The site is previously developed and as such makes a positive response towards effective use of land objectives. The site is near to an existing watercourse, giving rise to concerns of the potential for water contamination. The site is subject to a high risk of flooding. This constraint may render the site unsuitable for housing. The site is not known for its biodiversity value, however further surveys will be necessary. A neutral effect is assessed for biodiversity objectives. The site is located within the Trawden Forest Conservation Area and in its current condition does not contribute positively towards this designation. The redevelopment of the site gives rise to the opportunity for enhancements to be made to the quality of the built environment, resulting in positive effects for heritage objectives. The redevelopment of the site is unlikely to harm or enhance the local landscape. A neutral effect is assessed for landscape objectives. The proposal is assessed to have a neutral effect for climate change objectives.</p>				

P288 Land at Applegarth, Barnoldswick				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 10 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The proposal is located close to an area which has low viability. Market demand may be weak (Low-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><u>Likely Significant Effects</u></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 (Crow Nest).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

Appendix 5: Assessment of Potential Housing Sites

P288 Land at Applegarth, Barnoldswick				
SA Objective	Score			Commentary
	+			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent 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>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.	+	0	+	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one or more key service or 2000m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The proposal is however relatively small in scale and is unlikely to adversely affect service provision.</p> <p>The Site is within 800m of a primary school and 2000m of a secondary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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	-	<p><u>Likely Significant Effects</u></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. 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 also located near to the Rolls Royce Bankfield Site and there is potential for an adverse effect to arise to residential amenity as a result of operations at the site.</p>
	0			<p>On balance the proposal is considered to likely have a neutral effect on this objective with suitable mitigation measures.</p>

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P288 Land at Applegarth, Barnoldswick				
SA Objective	Score			Commentary
				<p><u>Term</u></p> <p>Likely neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></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 Rolls Royce</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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within of 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 effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor adverse effect reducing with the implementation of mitigation measures.</p>
	+			<p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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>

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P288 Land at Applegarth, Barnoldswick		
SA Objective	Score	Commentary
		None.
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m of a watercourse or water body (Leeds and Liverpool Canal). The development is unlikely to require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>A permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Development should not take place in close proximity to the canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 with a low risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess sources of flood risk at the site to inform site layout and design.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is small in scale and unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p>

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P288 Land at Applegarth, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.91. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site's relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P288 Land at Applegarth, Barnoldswick				
SA Objective	Score			Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of designated site.</p> <p>The Phase 1 habitat assessed indicates that the site is predominantly improved grassland. There is an area of broad-leaved semi natural woodland alongside the canal which is listed as a priority habitat in Pendle.</p> <p>The Site is located adjacent to the Green Infrastructure Network. The development of the Site could have an adverse impact on this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. The development should be directed away from the Leeds and Liverpool Canal to safeguard the features which are important to ecology and which positively contribute to the green infrastructure network.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field (13a) Landscape Character Area. The proposal does not contribute towards this landscape character area in any way, and does not reflect the special and unique features of this character area. The proposal is undeveloped and located within the settlement boundary. It is largely overgrown and is contained on all sides by surrounding uses or features. The</p>

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P288 Land at Applegarth, Barnoldswick		
SA Objective	Score	Commentary
		<p>site may be visible from the Leeds and Liverpool Canal towpath but makes no contribution to the enjoyment of this route. Overall the effect on this objective is assessed as neutral.</p> <p><u>Term</u> Permeant neutral effects.</p> <p><u>Mitigation</u> Development directed away from being in close proximity to the Leeds and Liverpool Canal.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Some positive effects are identified for economic and regeneration objectives due to the proximity of the site to existing sources of employment and services. The proposal is assessed as having a neutral effect on health. This is due to the proximity of the site to the Rolls Royce Bankfield Site and the health concerns this raises from air pollution and noise. The proposal has minor positive effects for transport due to the site's accessibility to public transport opportunities. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to experience a significant risk of flooding and does not contribute towards the historic environment. The site forms part of the Green Infrastructure Network, is adjacent to a designated site and features protected habits. Its development is likely therefore to adversely affect biodiversity. Whilst undeveloped the site sits on a contained site within the settlement boundary. It does not contribute to the setting of Barnoldswick or reflect the landscape qualities of the wider landscape character area. The site is assessed to have a neutral effect for landscape/townscape objectives. An overall neutral effect is assessed for the proposal's effects on climate change objectives.</p>		

P289 Land South of Keighley Road (Site 1), Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u> The Site has capacity for 20 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u> Planning obligations for the mix of housing</p> <p><u>Assumptions</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P289 Land South of Keighley Road (Site 1), Laneshaw Bridge				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The development site is not currently used for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The Site is located within 800m or more key service. No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effects from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			

Appendix 5: Assessment of Potential Housing Sites

P289 Land South of Keighley Road (Site 1), Laneshaw Bridge				
SA Objective	Score			Commentary
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 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>
	0			<p><u>Term</u></p> <p>Likely neutral effect from the medium term with mitigation</p> <p><u>Mitigation</u></p> <p>Contribution towards open space provision may 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 infrastructure with growth.	+	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 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 effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A likely minor positive effect further improving with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p>

Appendix 5: Assessment of Potential Housing Sites

P289 Land South of Keighley Road (Site 1), Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u> The Site is located within 50m of a watercourse or water body (Colne Water) The development is not likely to require an upgrade to water management infrastructure. The proposal is not likely to adversely affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that the Site is located in Flood Zone 1 with some risk of flooding from surface water. The extent of this risk is not considered sufficient to render the site undevelopable but may affect overall capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to assess sources of flood risk at the site to inform site layout and design.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P289 Land South of Keighley Road (Site 1), Laneshaw Bridge		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is relatively small is scale and unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.09. The site therefore has a minor adverse effect for this objective. The suitably score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score attributed to the proposal is a result of the site's relatively limited accessibility to services, shops and sources of employment, encouraging unsustainable travel.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p>

Appendix 5: Assessment of Potential Housing Sites

P289 Land South of Keighley Road (Site 1), Laneshaw Bridge				
SA Objective	Score			Commentary
				<p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	-	0	<p><u>Likely Significant Effects</u> The site 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 improved and semi-improved grassland. There is some semi-natural broadleaved woodland within the Site – a priority habitat. The Site located adjacent to the Green Infrastructure Network. Its development would not adversely affect this network. Overall the proposal is considered to have a likely negative effect on this objective.</p> <p><u>Term</u> 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><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u> 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. Less than substantial harm is considered likely to arise as a result of the proposal on the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Likely significant adverse effects.</p> <p><u>Mitigation</u> Development should be respectful 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>

Appendix 5: Assessment of Potential Housing Sites

P289 Land South of Keighley Road (Site 1), Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Whether public benefits associated with the proposal will outweigh the level of harm identified to the historic environment.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the large increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also identified for transport objectives owing to the site's accessibility to public transport and the absence of highway capacity issues locally. The limited range of services, shops and employment opportunities in the village mean that the proposal has a neutral effect on health, economic and regeneration objectives. Some positive effects are identified for economic and regeneration objectives. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is found to have a role for local wildlife and is located in close proximity to a designated site. The development of the proposal may adverse effect biodiversity objectives. The site also located close to existing listed buildings and forms part of their setting. These buildings however sit within the wider settlement context and have been converted to domestic use. Less than substantial harm is considered likely and as a result a minor adverse effect is assessed for the historic environment objective. The site sits on the edge of Laneshaw Bridge on undeveloped land. The site is of limited scale and size and relates well with the existing urban form providing a large infill site within the settlement pattern. The proposal site is however part of the wider Green Belt and has recently been found to contribute to Green Belt purposes. For this reason a significant adverse effect is assessed for landscape objectives. The limited accessibility of the site means that the site is assessed to have a minor adverse effect for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 35 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth				
SA Objective	Score			Commentary
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 or more key service or 2,000m of a town centre (Barnoldswick)</p> <p>No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and 2,000m of a secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely neutral effect from the medium term with mitigation</p> <p><u>Mitigation</u></p> <p>Contribution towards open space provision may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 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 effect for this objective.</p> <p><u>Term</u></p> <p>A likely minor positive effect further improving with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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 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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse from the medium term reducing with the implementation of mitigation measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA finds that parts of the site are subject to a high risk of flooding. The Site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u> Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is relatively small in scale and unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.70. The site therefore has a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p>

Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth				
SA Objective	Score		Commentary	
			<p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u> The Site is mostly located outwith the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u> The site is located within 100m of a locally designated site. It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland. The Site is not located within Green Infrastructure Network. Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse effect potentially reducing in the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site 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><u>Term</u></p> <p>Potential minor adverse effect reducing to a limited extent in the medium to long term with mitigation.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P291 Land east of Hayfields, Salterforth		
SA Objective	Score	Commentary
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also identified for economic objectives owing to the site's accessibility to existing employment opportunities and contribution provided by the development of the site to the local economy. The relative accessibility of the site to existing service provision (largely within Barnoldswick) will aid the vitality of this centre serving to promote regeneration objectives. Benefits are also recorded for transport objectives owing to the site's accessibility to public transport and the absence of highway capacity issues locally. Neutral effects are assessed for health objectives due to the limited scope for open space provision on site and added pressure created by the development on healthcare facilities. Countering this is the health and wellbeing benefits provided by the provision of new, quality housing. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to some flooding which will have to be addressed through the detailed design process potentially affecting overall capacity. The site is located in close proximity to a designated site. The development of the proposal may adversely affect biodiversity objectives and further assessment of biodiversity constraints is necessary. The proposal is unlikely to affect the historic environment. The site is relatively well contained by existing development and makes only a limited contribution to the qualities of the landscape character area within which the proposal is located. The proposal will result in an urbanising effect and permanent loss of undeveloped land to housing. The site is visible from public routes and will alter to some degree the experience had when travelling along these routes. A minor adverse effect is assessed for the proposals effect on landscape objectives. Overall a neutral effect is assessed for climate change objectives.</p>		

P294 Land north of Riverside Way, Barrowford		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 120 dwellings including affordable housing. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	0	0	<p><u>Likely Significant Effects</u></p> <p>The proposal forms part of Riverside Business Park and is allocated for B1 office use in the Core Strategy. The development would therefore result in a loss of employment land in the borough.</p> <p>The Site is located within 2,000m of the nearest major employment site (Riverside Business Park). Part of which would be lost to housing if developed.</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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.	+	-	0	<p><u>Likely Significant Effects</u></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 proposal would result in increased pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a GP and open space.</p> <p>Scope exists within the development to accommodate new open space. No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The 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>Term</p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation</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>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None</p>
	+			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	0	<p>Likely Significant Effects</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> <p>Term</p> <p>A minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p>Mitigation</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>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	-- -	<p><u>Likely Significant Effects</u></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 and observed continuing erosion of the river bank.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse from the medium term reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The Site SFRA finds that large parts of the site are subject to a high risk of flooding. The extent of this flood risk is anticipated to render large parts of the site undevelopable for housing. The degree of this risk leads the SFRA to recommend that the site is not allocated for housing. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Significant adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford		
SA Objective	Score	Commentary
		<p>Site specific Phase 2 SFRA or FRA required to modelling flood risk areas so the extent of this can be understood, to inform any decisions about the suitability of the site for housing and its capacity for development. 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.09. The site therefore would have a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score identified for this proposal is largely a result of its flood risk constraints, associated loss of employment land and relatively limited connectivity by public transport.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site 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 is not located within Green Infrastructure Network. There is potential to link into this network as part of the site's development.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect potentially with some enhancement in the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u></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><u>Term</u></p> <p>Likely neutral effect in the medium to long term with mitigation.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P294 Land north of Riverside Way, Barrowford		
SA Objective	Score	Commentary
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also identified for health objectives owing to the site's connectivity to open space and healthcare provision and scope for new space provided within the site. Countering this to some degree is health risks associated with pylons which run through the site and will require the implementation of suitable offset measures. Whilst the site is closely related to the built up area it is some distance to some services and facilities reducing the site's score for certain objectives. The site is allocated for employment use within the Pendle Core Strategy. Its development for housing would conflict with adopted policy and serves to result in adverse effects for economic and regeneration objectives. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to high risk of flooding from nearby Pendle Water which is modelled to render much of the site undevelopable. The SFRA recommends that the site is unsuitable for housing. A significant adverse effect is assessed for this objective. The proposal has a largely uncertain effect for biodiversity. The site is within the urban area however closely relates to a river corridor. It is likely that the site has some significance for wildlife. Further study of this potential constraint is necessary. The proposal is unlikely to affect the historic environment. The site is located in an area of Pendle which is subject to change with major developments taking place locally. This will transform the local landscape and introduce a significant amount of urban development. Taking this into account it is assessed that the proposal would have a neutral effect on landscape objectives. Overall a minor adverse effect is assessed for climate change objectives this is largely due to the significant degree of flood risk assessed for the site.</p>		

P296 Land at Barden Lane Stables, Barden Lane, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 300 dwellings. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 2000m of a key service</p> <p>No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
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Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield				
SA Objective	Score			Commentary
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>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 minor positive effect on this objective with sufficient mitigation.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Financial 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 infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</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 adverse effect for this objective.</p> <p><u>Term</u></p> <p>A minor adverse effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield		
SA Objective	Score	Commentary
		<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	-- ?	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse or water body (Pendle Water/Leeds Liverpool Canal).</p> <p>The development is may require an upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development should take place away from the watercourse with sufficient drainage to prevent any increase in flood risk.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The Site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 2.52. The site therefore would have a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score identified for this proposal is associated with the likely environmental effects of developing the site for housing.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p>

Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	--	--	-	<u>Likely Significant Effects</u> The site contains a locally designated site and its development is likely to have a significant adverse effect on this designation. The Site is the Round Wood Swamp BHS. The site is predominantly improved grassland with some continuous dense scrub and mire with bryophyte-dominated springs. 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. Overall the proposal is considered to have a likely significant adverse effect on this objective. <u>Term</u> Significant adverse effect unlikely to be reduced by mitigation given that the Site is a BHS. <u>Mitigation</u> None available. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result the proposal is assessed to have a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	--			<u>Likely Significant Effects</u> 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

Appendix 5: Assessment of Potential Housing Sites

P296 Land at Barden Lane Stables, Barden Lane, Brierfield		
SA Objective	Score	Commentary
		<p>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><u>Term</u> Permanent significant adverse effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also identified for health objectives owing to the site's connectivity to open space and scope for new space provided within the site, coupled with the health benefits associated with the provision of new housing. Positive effects are also recorded for transport objectives noting the site's proximity to public transport routes and absence of highway capacity issues locally. The site is relatively distant to existing strategic employment areas resulting in neutral and adverse effects for economic and regeneration objectives respectively. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to some risk of flooding from nearby Pendle Water likely to affect site capacity, and is located close to the Leeds and Liverpool Canal with the potential to affect this waterway. Adverse effects are assessed for flooding and water infrastructure objectives. Part of the site is a designated biodiversity site and the site is in close proximity to further biodiversity designations. Existing evidence shows that the site has importance for protected species. The site also forms part of Pendle's green infrastructure network. Taking this into account significant adverse effects are identified for biodiversity objectives for this proposal. The proposal is unlikely to affect the historic environment. The site contains a number of natural features which contributes positively to the local landscape character area. The site is highly visible to public routes including the Leeds and Liverpool Canal. The site forms part of the designated Green Belt and is found to fulfil the purposes of the Green Belt, in particular preventing urban sprawl and safeguarding the open countryside. The proposal therefore has a significant adverse effect for landscape objectives. Accounting for the above, and largely as a result of the significant environmental constraints affecting the proposal, the site is assessed to have a minor adverse effect for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 40 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
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 or more key service. No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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 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 with sufficient mitigation.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Financial 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>
	0			

Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>There are minor congestions issues locally due to highway constraints and parked vehicles. The proposal is likely to have an adverse effect on this objective noting little scope to address 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><u>Term</u></p> <p>A neutral effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0		<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA finds that parts of the site are subject to a high risk of flooding. The Site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u> Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.00. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p>

Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
				<p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p>Likely Significant Effects 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>Term Neutral effect for the plan period.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects The Site is not located within 100m of a designated site. It is unclear whether the Site fulfils an important role for protected species. The site consists primarily of improved grassland. The Site is not located within the Green Infrastructure Network. Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p>Term Neutral effect from the medium to long term with the implementation of mitigation measures.</p>
	0			<p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties</p>

Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is assessed to have a likely neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site 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><u>Term</u></p> <p>Likely significant adverse effect, reducing slightly if developed alongside P004.</p> <p><u>Mitigation</u></p> <p>Development alongside P004 may reduce adverse effects to a limited degree.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P297 The Stables, Old Stone Trough Lane, Kelbrook				
SA Objective	Score			Commentary
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Limited service provision is available nearby, and the site is not located within walking distance of nearby strategic employment sites. The site is in a countryside location and supporting infrastructure is limited to accommodate the development. Limited scope exists within the site to provide new open space and services. Accounting for this neutral effects are assessed for health, transport, regeneration and economic objectives. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to some risk of flooding by surface water which could affect site capacity. Adverse effects are assessed for flood risk objectives. The proposal is not known to be affected by biodiversity constraints, however further detailed assessment is required. A neutral effect is assessed for this objective. The proposal is located in the open countryside in a transitional area between the valley floor and upland areas which rise to the east of the site. The proposal site is isolated from Kelbrook. Its development would constitute significant urban sprawl into the open countryside which is poorly related to the settlement pattern. A significant adverse effect is assessed for landscape. A minor positive effect is assessed for climate change objectives.</p>				

P298 Land to the rear of Craven Heifer, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 51 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook				
SA Objective	Score			Commentary
	0			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p>Term A permanent neutral effect from the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties 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.	+	-	0	<p>Likely Significant Effects The Site is located within 800m of one or more key service. No service provision is proposed on site. The proposal would result in increased pressure on existing services and facilities. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p>Term Permanent neutral effect from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<p>Likely Significant Effects 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 with sufficient mitigation.</p> <p>Term Likely minor positive effect from the medium term with the implementation of mitigation measures.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook				
SA Objective	Score			Commentary
				<u>Mitigation</u> On site open space provision. Financial contribution towards open space provision may also be required. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 400m of one or more transport service. There are no known congestion issues locally. 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 a minor positive effect for this objective. <u>Term</u> A minor positive effect potentially reducing with the adoption of mitigation measures.
	+			<u>Mitigation</u> 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. <u>Assumptions</u> None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse or water body (Kelbrook Beck). The development is likely to require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 with minimal risk of flood. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site has a suitability score of 3.65. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>

Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly amenity grassland.</p> <p>The Site is adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effect reducing from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result it is assessed that the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--		<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site does not contain features which contribute strongly towards the qualities of this LCA. Little harm is likely to result to the LCA as a result of the site's development. The Site forms a large protrusion of development within the open countryside which is poorly related to the wider settlement of Kelbrook. The development would be highly visible from public routes including PROW. A significant adverse effect is assessed, reducing to adverse if developed in conjunction with P068/P273.</p> <p><u>Term</u></p> <p>Significant adverse reducing with mitigation and if developed with P068.</p>

Appendix 5: Assessment of Potential Housing Sites

P298 Land to the rear of Craven Heifer, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068/P273.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Limited service provision is available nearby, and the site is not located within walking distance of nearby strategic employment sites. Accounting for this neutral effects are assessed for regeneration and economic objectives. The site is however served by public transport with little highway constraints likely to affect the development. A minor positive effect is assessed for transport objectives. The site is accessible to existing open space and there is the potential to expand this provision through additional open space provided on site. New homes have benefits for health and wellbeing. Overall a positive effect is assessed for health objectives. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. There is potential given the site's close proximity to an existing watercourse that the proposal may affect the integrity of this channel. Safeguarding measures may be required. The site is not known to be affected by flooding, however further assessment will be required. The site is close to a designated site and has the potential to affect this designation. Further detail about the site's ecological role and value is at this stage unknown, and requires further assessment. Adverse effects are assessed for biodiversity objectives. The proposal is not known to affect the historic environment. The proposal is located in the open and does not contain the features which contribute to the local landscape character area. The site however poorly relates to the settlement pattern of Kelbrook magnifying its effects on the wider open countryside. A significant adverse effect is therefore assessed for landscape objectives. Overall a neutral effect is assessed for climate change objectives.</p>		

P301 Land off Station Road, Foulridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 10 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 one or more key service.</p> <p>No service provision is proposed on site. The proposal is however small in scale and unlikely to result in significant pressure on services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge				
SA Objective	Score			Commentary
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>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 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 with sufficient mitigation.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>On site open space provision. Financial 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 infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>There are 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 a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge			
SA Objective	Score		Commentary
			Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	0	0	<u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse or water body The development will not require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective.
	0		<u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<u>Likely Significant Effects</u> The SFRA confirms that the Site is located in Flood Zone 1 with some risk of flooding. The potential risk is not sufficient to render the site unsuitable for housing but may affect its capacity. As such the proposal has a neutral effect on this objective. <u>Term</u> Neutral effects with adoption of mitigation measures. <u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA to inform site layout and design taking into account flood risk and drainage constraints. <u>Assumptions</u> None. <u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.

Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.79. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge			
SA Objective	Score		Commentary
			None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
			<p>Likely Significant Effects</p> <p>The site is located within 100m of locally designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The Site is predominantly amenity grassland.</p> <p>The Site is adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p>Term</p> <p>Adverse effect reducing from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.			<p>Likely Significant Effects</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 effects to adverse rather than significant adverse.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P301 Land off Station Road, Foulridge		
SA Objective	Score	Commentary
		<p>Likely significant adverse effect unless mitigated.</p> <p><u>Mitigation</u></p> <p>Boundary treatments and careful siting and scaling of development</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also assessed for health, regeneration and transport objectives. This recognises the relative accessibility of the site to the few services available locally and reflects the small scale nature of the proposal which puts limited pressure on these services. Neutral effects are assessed for economic objectives noting the distance of the site to strategic employment provision. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be affected by flooding, however further assessment will be required. The site is close to a designated site and has the potential to affect this designation. Further detail about the site's ecological role and value is at this stage unknown, and requires further assessment. Adverse effects are assessed for biodiversity objectives. The proposal is not known to affect the historic environment. The proposal is located in the open and does not contain the features which contribute to the local landscape character area. The site however poorly relates to the settlement pattern of Foulridge resulting in minor adverse effects for this objective noting the limited scale of the proposal and therefore degree of effect caused. Overall a neutral effect is assessed for climate change objectives.</p>		

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 550 dwellings. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located in an area of the borough which is affected by low viability. This could constrain the type and variation of new homes which come forward the site. Notwithstanding this however, taking the considerable contribution made to housing land supply it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield				
SA Objective	Score			Commentary
				<p>None.</p> <p>Uncertainties</p> <p>The degree to which viability affects they type and tenure of new homes provided at the site (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>Likely Significant Effects</p> <p>The Site is not in use for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Heasanford Industrial Estate Burnley).</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term</p> <p>A permanent minor positive effect from the medium term.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</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>Likely Significant Effects</p> <p>The Site is located within 800m of one or more key service or 2000m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The proposal would result in considerable 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 would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p>Term</p> <p>Permanent adverse effect from the medium term.</p> <p>Mitigation</p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Requirement for specific contributions, infrastructure or services may affect viability (Medium Risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield				
SA Objective	Score			Commentary
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 or open space</p> <p>The site makes an important contribution to providing access to the open countryside and recreation which is heavily used by residents of both Pendle and Burnley. Scope exists for new open space as part of development however the offer is likely to be less than currently available taking into account proposals for 550 dwellings, and substantially different in character to that currently available (open space will have an urban context rather than rural). 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 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>
	0			
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	- /?	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services.</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 potentially landlocked requiring third party land (utilising a protracted route through land currently used as a golf course) for 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> <p><u>Term</u></p> <p>A potential neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></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>
	0			

Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
		<u>Assumptions</u> None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	-	<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
7. To conserve and enhance water quality and resources	<div>0</div> <div>0</div> <div>0</div>	<u>Likely Significant Effects</u> The Site is not located within 50m of a watercourse or water body The development will not require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<u>Likely Significant Effects</u> The SFRA confirms that 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. <u>Term</u> Minor adverse effect potentially reducing with the adoption of successful mitigation measures.

Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> 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. FRA required to inform scale, form and layout of development.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.39. The site therefore would have a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed for the proposal reflects its scale and impact on the wider community and its potentially significant environmental effects.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield			
SA Objective	Score		Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of a designated site. Site largely used for agriculture but also well used by local residents utilising crossing PROWs. Scope exists for new open space as part of development. 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 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 a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>There is a minor adverse effect most significant in the medium term, potentially reducing over time.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Further assessment needed of site connection to South Pennines SSSI.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result it is likely that the proposal would have a neutral effect on this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
		<p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the 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><u>Term</u></p> <p>Significant adverse reducing to a limited extent with mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P303 Land South of Nelson Golf Course, Brierfield		
SA Objective	Score	Commentary
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. Positive effects are also assessed economic objectives noting the accessibility of the site to local employment opportunities and scale of the proposal's contribution to the economy. The proposal has neutral effects for health, this reflects the benefits associated of new housing development towards health and wellbeing balanced against the adverse effects of increased pressure on service provision and the removal of a large area of valued informal local space. Adverse effects as assessed for regeneration objectives noting the pressure provided by the proposal on existing service capacity without new provision proposed. Neutral effects are assessed for transport objectives noting the site's accessibility to public transport routes as well as wider services balanced against the scale of the proposal and likely effect on the wider highway network. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site has some risk of flooding which may affect site capacity. A minor adverse effect is assessed for flooding objectives and further assessment will be required. The proposal is not known to affect the historic environment. The site relates to a large expanse of land which has ecological and recreational value. The site is nearby to the South Pennines SPA. The scale of the proposal and its proximity may result in pressure on this international designation. Further assessment of this is requirement which suitable and sufficient offset measures required were the site to come forward for a planning application. In the absence of more detailed information regarding this relationship and the effects caused on this designation a minor adverse effect is assessed for biodiversity objectives. The proposal makes a significant contribution to local landscape quality and forms the setting of Brierfield and Burnley. It provides an important and valued break in the urban area. The proposal site is highly visible from the south including an extensive network of well use public routes. Its development would represent a major incursion into the open countryside. Noting this, it is assessed that the proposal will have a significant adverse effect on landscape objectives. Accounting for the above, a negative effect is assessed for climate change objectives.</p>		
P304 Land West of Colne Road, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 210 dwellings including affordable housing. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a local centre (Earby)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor positive on this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby				
SA Objective	Score			Commentary
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 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> <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 infrastructure with growth.	+	?	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> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby		
SA Objective	Score	Commentary
		<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 0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that 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.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the adoption of successful mitigation measures.</p> <p><u>Mitigation</u></p> <p>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. FRA required to inform scale, form and layout of development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage.
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.43. The site therefore would have a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p>

Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby			
SA Objective	Score		Commentary
			<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<u>Likely Significant Effects</u> 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. The Site is adjacent to the Green Infrastructure network. Its development is unlikely to harm this network. Overall the proposal is considered to have a likely minor adverse effect on this objective. <u>Term</u> Minor adverse effect reducing towards a Neutral effect from the medium to long term with the implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result is likely to result in a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	--		<u>Likely Significant Effects</u> 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.

Appendix 5: Assessment of Potential Housing Sites

P304 Land West of Colne Road, Earby		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent significant harm.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: There are significant positive effects for housing objectives due to the increase of housing stock provided by the proposal and resultant improvements provided to the quality and diversity of housing stock locally. The proposal also benefits health objectives due to the benefit of the provision of new homes in supporting health and wellbeing, the site's accessibility to existing open space provision, and compatibility with existing land used. Positive effects are also assessed for economic objectives owing to the site's accessibility to strategic employment opportunities and the contribution made by the proposals towards the local economy. The site is beneficial for transport objectives owing to its accessibility to services and public transport and absence of local congestion problems though the scale of the proposal raises the potential for highway congestion to occur requiring further assessment. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The proposal site is affect by flood risk to a degree and this is likely to affect site capacity. Further assessment is required to understand the extent and degree of this constraint and its effect on the proposal. An adverse effect is assessed for flooding objectives. The site is close to a designated site. Its development has the potential to adversely affect this designation. It is unclear what role the site has for biodiversity requiring further assessment. Overall a minor adverse effect is assessed for the proposal's effect on biodiversity objectives. The proposal is unlikely to affect the historic environment. The site makes some contribution towards the specific natural qualities of the local landscape character area. The value of the proposal to the overall area is reduced by the site's relationship to existing development. Development of the site would result in coalescence of two separate settlements creating a linear settlement extending to Kelbrook. The proposal would result in irreversible significant and adverse change to the character and identity of these settlements. Overall the proposal is assessed to have a minor adverse effect on climate change objectives.</p>		

P305 Land at Harpers Lane, Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u> The Site has capacity for 150 dwellings including affordable housing. The proposal will make a significant contribution to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u> Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence				
SA Objective	Score			Commentary
				Planning obligations for the mix of housing <u>Assumptions</u> None. <u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<u>Likely Significant Effects</u> The Site is not in use for employment. The Site is not located within 2,000m of the nearest major employment site. The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective. <u>Term</u> A permanent neutral effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Use of sustainable modes of transport to access employment. Medium risk.
	0			
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The Site is located within 800m of one or more key services No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The Site is within 2000m of a primary school The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None.
	0			

Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	0	0	<u>Likely Significant Effects</u> 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. Pylons are located within the east of the Site but unlikely to affect the health and wellbeing of residents provided that sufficient off-set distances are maintained. On balance the proposal is considered to likely have a minor positive effect on this objective. <u>Term</u> Likely minor positive effect with the implementation of mitigation measures. <u>Mitigation</u> On site open space provision. Contribution towards open space provision may also be required. New dwellings and private garden space sufficiently offset from pylons <u>Assumptions</u> None. <u>Uncertainties</u> 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> 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. <u>Term</u> A likely neutral effect from the medium term with implementation of mitigation measures. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links may be required. Further assessment of highway impact with potential for contributions to highway provision. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			

Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p>
	0		<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>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The Site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p>

Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.09. The site therefore would have a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence				
SA Objective	Score			Commentary
				To be determined in consultation with Lancashire County Council. <u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site 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. The Site is adjacent to the Green Infrastructure network. The development of the site is unlikely to adversely affect this network. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Neutral effect potentially with benefits from the medium to long term with the implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
	0			
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will likely have a neutral effect for this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P305 Land at Harpers Lane, Fence		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site 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><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment due to the relative inaccessibility of employment locally at strategic sites. The site has limited benefits for regeneration and transport objectives due to limited connectivity of the site to existing services and facilities (reflecting its location adjoining a rural service centre) and constraints in the highway network experienced within the settlement. Positive effects are found for health objectives noting the site's accessibility to open space provision, scope for enhanced open space provision and health benefits associated with the delivery of new housing. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has a minor adverse effect for flooding objectives noting the assessed level of flood risk for the site potentially requiring a reduce capacity. The site's role for ecology is unknown requiring further assessment in this regard. The proposal is unlikely to affect the historic environment. Significant adverse effects are assessed to arise from the proposal for landscape objectives. The site is assessed to significantly contribute to the Landscape Character Area within which it is located. The proposal sits on a rising landscape which is visible from the wider area. The proposal does not respect and reflect the settlement pattern of Fence and its development will affect its setting and character The proposal is designated green belt and found to have a major contribution to Green Belt purposes. Overall the site is assessed to have a minor adverse effect for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 70 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is located within an area of the borough which experiences a weaker housing market and low land values affecting the type and tenure of housing which might come forward at the site. Notwithstanding this however and accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability may affect the type and tenure of homes which come forward at the site (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><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley				
SA Objective	Score			Commentary
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 a local centre (Brierfield)</p> <p>No service provision is proposed on site. The proposal would result in 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 would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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>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> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	Likely Significant Effects The Site is located within 400m from one or more transport services. No known congestion issues locally. Access issue to resolve over the railway and up to Colne Road (street not wide enough). In addition the access from Colne Road is not safe potentially requiring its signalling. 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. Term A neutral effect from the medium term with implementation of mitigation measures. Mitigation Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway. Assumptions None. Uncertainties None.
	0		
6. To encourage the efficient use of land and conserve and enhance soils.	-		Likely Significant Effects The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed. Term Permanent minor adverse effects. Mitigation None. Assumptions None. Uncertainties None.
7. To conserve and enhance water quality and resources	0	0	Likely Significant Effects The Site is not located within 50m of a watercourse or water body The development will not require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a neutral effect on this objective. Term Permanent neutral effect. Mitigation
	0		

Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The Site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.57. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley				
SA Objective	Score			Commentary
				<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of 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. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect improving towards a neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site forms part of the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The site contributes at a 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><u>Term</u></p> <p>Likely adverse effects reduced somewhat over the longer term by mitigation measures.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P306 Land off Robinson Lane, Reedley		
SA Objective	Score	Commentary
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to high quality public transport provision, however is not currently safety or sufficiently accessible by vehicles. This is a major barrier to the development of the site for housing. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has a minor adverse effect for flooding objectives noting the assessed level of flood risk for the site potentially requiring a reduce capacity. The site is in close proximity to an existing ecological designation and its development could adversely affect this. The site's wider role for ecology is unknown requiring further assessment in this regard. A minor adverse effect is assessed for ecological objectives. The proposal is unlikely to affect the historic environment. The proposal makes a very limited contribution to local landscape character noting its containment by strong natural and man-made features and relationship to the existing settlement. The outlook had from existing public routes running adjacent to the site would be transformed. A minor adverse effect is assessed for the effect of the proposal on landscape objectives. Overall the site is assessed to have a neutral effect on climate change objectives.</p>		

P307 Land off Keighley Road, Colne		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 100 dwellings. The proposal will provide a significant increase to housing land supply helping to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a town centre (Colne)</p> <p>No service provision is proposed on site. The proposal would result in 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 would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne				
SA Objective	Score			Commentary
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>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, residential uses, and a cemetery. Surrounding uses are considered compatible with the proposal.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. 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 infrastructure with growth.	+	0	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.</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><u>Term</u></p> <p>A neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (BMV). Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p>

Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div> <div>--</div> <div>0</div> </div>	<p><u>Likely Significant Effects</u> The Site is not located within 10m of a watercourse or water body (Colne Water). The development is unlikely to require an upgrade to water management infrastructure. The proposal is unlikely to affect water quality. Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u> Minor adverse potentially reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u> The SFRA finds that parts of the site are subject to a high risk of flooding. The Site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u> Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne		
SA Objective	Score	Commentary
		Site specific detail to be assessed at the planning application stage
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.39. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recognises the accessibility of the site to existing services, shops, sources of employment and public transport provision thereby helping to promote the use of non-car modes for travel.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne			
SA Objective	Score		Commentary
			<p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	- 0	<p><u>Likely Significant Effects</u></p> <p>The site is not located within 100m of a designated site.</p> <p>The Site consists primarily of improved grassland. Semi-natural broadleaved woodland exists along the northern boundary of the Site. Existing buildings and structures on site are known to be used for bats.</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><u>Term</u></p> <p>Adverse effect reducing in from medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Sensitive lighting and layout of development. Provision of bat/bird boxes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result the proposal is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P307 Land off Keighley Road, Colne		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Urban Character Area. The Site does not reflect the character of this area and is more akin to the Industrial Foothills and Valleys LCA (Zone 6a) within which 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><u>Term</u></p> <p>Initial adverse effects reducing in the longer term.</p> <p><u>Mitigation</u></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><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to public transport provision and is unlikely to worsen congestion problems. A minor positive effect is assessed for transport objectives. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal has a minor adverse effect for flooding objectives noting the assessed level of flood risk for the site potentially requiring a reduce capacity. The site features habitats which are likely to be used by protected species. The development of the site may disrupt protected species. Further assessment required. A minor adverse effect is assessed for ecological objectives. The proposal is unlikely to affect the historic environment. Whilst well related to the existing settlement pattern, the site sits on undeveloped sloping land and is highly visible from undeveloped land rising steeply from Colne Water to the south. The site forms part of the setting of Colne, however would be seen within the context of wider existing development if built. A minor adverse effect is assessed for this objective. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 30 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne				
SA Objective	Score			Commentary
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 a town centre (Colne)</p> <p>No service provision is proposed on site. The proposal would result in 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 would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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	<p><u>Likely Significant Effects</u></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, residential uses, and a cemetery. Surrounding uses are considered compatible with the proposal.</p>
	+			<p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. 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>

Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	0	0
	0		<p><u>Likely Significant Effects</u></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>The proposal is unlikely to adversely affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1, with parts of the site at risk of flooding from surface water. The extent of this risk should not render the site unsuitable but may affect site capacity. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. FRA required to inform site layout and design.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.43. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recognises the accessibility of the site to existing services, shops, sources of employment and public transport provision thereby helping to promote the use of non-car modes for travel.</p>

Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne				
SA Objective	Score			Commentary
				<p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u> The site is not located within 100m of a designated site. It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective.</p> <p><u>Term</u> Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result the proposal is assessed as likely having a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the 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) within which 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. A minor adverse effect is assessed which could be mitigated to almost neutral with suggested mitigation measures.</p> <p><u>Term</u></p> <p>Initial adverse effects reducing in the longer term.</p> <p><u>Mitigation</u></p> <p>Boundary treatment along the southern and eastern boundaries would reduce the effects and visibility of the site from further afield.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P308 Land at Carry Lane, Colne				
SA Objective	Score			Commentary
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site’s proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to public transport provision and is unlikely to worsen congestion problems. A minor positive effect is assessed for transport objectives. The proposal relates land which is greenfield and as such has adverse effects for use of resources and making efficient use of land. The proposal not known to be significantly affected by flood risk however this needs further detailed study. Similarly the site is not known to be subject to ecology constraints, however this also requires further assessment. The proposal is unlikely to affect the historic environment. Whilst well related to the existing settlement pattern, the site sits on undeveloped sloping land and is visible from undeveloped land rising steeply from Colne Water to the south. The site forms part of the setting of Colne to a limited degree, however would be seen within the context of wider existing development if built. A minor adverse effect is assessed for this objective. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>				

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 87 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The 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. No net loss of employment is expected as a result of the development.</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.</p>

Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
	+			<p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p>Term A permanent minor positive effect from the medium term.</p> <p>Mitigation Ensure that existing employers are rehoused in new units provided within the reorganised site.</p> <p>Assumptions None.</p> <p>Uncertainties Use of sustainable modes of transport to access employment. Medium risk. The potential that employers take the opportunity to move elsewhere away from Barnoldswick. Low risk.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	++	-	++	<p>Likely Significant Effects</p> <p>The Site is located within 800m of a town centre (Barnoldswick) No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The Site is within 800m of a primary school and secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p>
	++			<p>Term Permanent significant positive effect from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	0	-	<p>Likely Significant Effects</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>

Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
	+			<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><u>Term</u></p> <p>Likely minor positive effect following completion of the Site as open space is made available to residents.</p> <p><u>Mitigation</u></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><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	<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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p>
	+			<p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of brownfield land in use for employment. The proposal is therefore considered to have a significant positive effect for this objective.</p> <p><u>Term</u></p>

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P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>Minor initial adverse effect during demolition works. Soon changing to positive and significant positive through the build stages and after completion.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse or water body (Leeds Liverpool Canal) with a culverted stream underneath. The development may require an upgrade to water management infrastructure noting nearby water infrastructure and the potential effect of redeveloping the site on these.</p> <p>There is potential for the proposal to adversely affect water quality noting existing land uses. Remediation measures required to address suspected contamination issues carefully and without polluting local water resources.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development. Overtime the effects of the development on the environment would reduce to nil and may become positive provided mitigation is successful and a high quality design is adopted.</p> <p><u>Mitigation</u></p> <p>Site Investigation required. Remediation works to be undertaken in accordance with findings of site investigation. Development to be directed away from the Canal, with drainage managed on-site to limit flow into the Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The Site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u></p>

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P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p>Term Neutral effects over the plan period.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p>Assumptions None</p> <p>Uncertainties Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.13. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recognises the accessibility of the site to existing services, shops, sources of employment and public transport provision thereby helping to promote the use of non-car modes for travel, and the proposal to reuse and reorganise a site which is largely previously developed.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

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P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a locally designated site.</p> <p>Initial assessment work shows that the Site is likely to be of limited value for protected species.</p> <p>The Site is located adjacent to the Green Infrastructure Network. Its redevelopment gives rise to opportunity to connect to, enhance and expand this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing from the medium to long term once the development is completed and biodiversity measures provided on site have matured.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The development will require the demolition of long Ing Mill in order to be completed. The site promoter indicates that all buildings except for the four storey building are likely to be demolished through the development. This would remove the weavers shed and engine shed which contribute to the industrial heritage of Barnoldswick and will alter the industrial heritage of the canal. At least less than substantial harm is likely to arise as a result of the proposal. A minor adverse effect is assessed which is limited noting that the</p>

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P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p>site is not listed, within a conservation area, is of limited quality and within a built context which is largely of modern residential or commercial.</p> <p><u>Term</u> Likely minor adverse effects reducing over time.</p> <p><u>Mitigation</u> Photographic record of existing buildings to ensure that history of site is captured in the longer term. Efforts should be made to educate about the history of the site. Development should seek to the industrial heritage of Barnoldswick and particularly the canal corridor where possible.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Consideration of public benefits of the proposal against the assessed level of harm.</p>
14. To conserve and enhance landscape character and townscapes.	+/-	<p><u>Likely Significant Effects</u> 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. Noting the potential historical importance of the site, and the adverse effects caused by the proposal to the historic environment, mixed effects are assessed for this objective.</p> <p><u>Term</u> Initial adverse effects likely to turn positive in the longer term once the development is completed. Overall mixed effects are assessed from the proposal.</p> <p><u>Mitigation</u> Existing greenery on site should be incorporated and expanded through the design of the redevelopment. The setting of the canal should be enhanced with greater accessibility.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. A neutral effect is found for the reuse of employment land noting proposals to relocate existing premises to an undeveloped area of 'white land' to the north of the site with the southern part being redeveloped for housing. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to public transport provision and is unlikely to worsen congestion problems. A minor positive effect is assessed for transport objectives. The proposal relates land which is previously developed and as such has significant positive effects for use of resources and making efficient use of land. The proposal is closely related to the Leeds and Liverpool Canal and there is a culverted watercourse running through the site. The proposal has the potential to affect the structural integrity of these watercourses and water quality found within. Adverse effects are found for this objective. The site is subject to a degree of flood risk. Minor adverse effects are found for this objective. The proposal site is adjacent to a designated ecological site. Its development could adversely affect the integrity and quality of habitats in this designation. The proposal site has unknown value for protected species, existing structures may be used by bats. Further assessment and surveys are required. The site is adjacent to the green infrastructure network. The proposal has the potential to connect with this network. Overall the proposal has a minor adverse effect for biodiversity objectives. The site early 20th century industrial landscape set alongside the Leeds and Liverpool Canal. The proposal would retain only the four storey element of this, converting this to residential use. The loss of these buildings and the setting provided would result in at least less than substantial harm to the historic environment. An adverse effect is assessed for the effect of the proposal on the historic environment. The site does not reflect the characteristics of the local landscape character area. The proposal will have mixed effects for townscape character with improvements to degenerated parts of the site in industrial use and those sites which are vacant. An adverse effect is likely where buildings of noted industrial heritage are lost. The effects are not directly off-set as they are different and so mixed effects are assessed for this objective. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

P310 Spring Mill, Earby		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 43 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

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P310 Spring Mill, Earby				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The Site is no longer 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of one or more services and within 2km of all services of a local centre (Earby)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P310 Spring Mill, Earby				
SA Objective	Score			Commentary
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 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, residential uses, and a cemetery. Surrounding uses are considered compatible with the proposal.</p> <p>On balance the proposal is considered to likely have a minor positive effect on this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. 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 infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p> <p><u>Term</u></p>

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P310 Spring Mill, Earby		
SA Objective	Score	Commentary
		<p>Permanent significant benefits effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development should be directed towards brownfield locations within the site.</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	<div>--</div> <div>-</div>	<p><u>Likely Significant Effects</u></p> <p>The Site is believed to be located within 10m of a water body (unnamed and underground).</p> <p>The development may require upgrading to existing water infrastructure particularly along the river bank close to the existing warehouse/factory.</p> <p>The proposal may affect water quality. Further assessment is needed to understand the ground conditions of the site and the potential for contaminants.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect which is likely to be minimal with the implementation of effective mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investigation required of potential watercourse beneath the mill and of ground conditions.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding from rivers and surface water. A moderate chance of flooding from groundwater affects the site. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p>

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P310 Spring Mill, Earby		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.30. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recognises the accessibility of the site to existing services, shops, sources of employment and public transport provision thereby helping to promote the use of non-car modes for travel.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p>

Appendix 5: Assessment of Potential Housing Sites

P310 Spring Mill, Earby			
SA Objective	Score		Commentary
			<p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p><u>Likely Significant Effects</u></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> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>Whilst the site is not located within the Earby Conservation Area and is not listed, the current form of the building as a mill is of some heritage value and relates to the recent industrial history of the town. The mill features a Weaving Shed – one of the few remaining in Earby. The form of built development on the site is unlikely to be conducive for residential developing given the large floor space. Its demolition is likely to be required to facilitate delivery of housing at the site. At least less than substantial harm towards the historic environment is likely to arise as a result of the development. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Key features unique to the mill should be retained and/or reflected through the redevelopment of the site. A photographic record should be undertaken of the mill.</p> <p><u>Assumptions</u></p> <p>None</p>

Appendix 5: Assessment of Potential Housing Sites

P310 Spring Mill, Earby		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-/+	<p><u>Likely Significant Effects</u></p> <p>Redevelopment of the site is likely to have a mixed effect on this objective. Whilst the site is not located within the Earby Conservation Area and is not listed, the current form of the building as a mill is of some heritage value and relates to the recent industrial history of the town. The mill features a Weaving Shed – one of the few remaining in Earby. The form of built development on the site is unlikely to be conducive for residential developing given the large floor space. The southern half of the site is a tarmacked car park which detracts from the mill and the wider environment. The redevelopment of this part of the site for housing would make better use of land and could enhance the urban environment. A mixed effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Any likely adverse effects most significant during construction and the early years of the development reducing over time as development integrates into its surroundings and mitigation measures mature.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities. Existing vegetation should remain on site as far as possible. Retention/reflection of key mill features within the development. Development should be directed as far as possible to the existing parking area.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services, the proposal to redevelop previously developed land and the role the development will have in contributing to the local economy. The site is accessible to existing open space provision and there is potential to enhance this. New homes will improve access to quality housing which meets the needs of their occupiers benefiting health objectives. The site is accessible to public transport provision and is unlikely to worsen congestion problems. The proposal not known to be significantly affected by flood risk however this needs further detailed study. Similarly the site is not known to be subject to ecology constraints, however this also requires further assessment noting the potential existing buildings and structure might have in supporting protected species. Less than substantial harm to the historic environment is considered likely noting the site's location close to Earby Conservation Area and presence of existing mill buildings on site which are unlikely to be suitable for conversion to new homes without extensive demolition. The site in its current form contributes to the identity and character of the built environment, and therefore its loss will have a negative effect. The proposal has the potential to improve and upgrade the quality and diversity of housing stock available locally making a contribution to urban quality. Its redevelopment would prevent a vacant site falling into disrepair ensuring that the site does not degrade the wider area. Mixed effects are therefore assessed for the proposals effect on townscape objectives. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 40 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site does not involve 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p>
	0			<p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham				
SA Objective	Score			Commentary
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 or more services and within 2km of all services of a local centre. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space. No health facilities are proposed and the development would increase pressure on existing facilities. The site is largely located within the open countryside. Some residences exist on the southern side of A6068 opposite the site. Noise arising from the A6068 could adversely affect residents. Accounting for the above, on balance, the site is considered to have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>Minor negative effects reducing to neutral with implementation of suitable mitigation measures.</p> <p><u>Mitigation</u></p> <p>Noise Assessment required. Development should not take place in close proximity to the A6068. A suitable landscape buffer should be included in any design proposal for the site with buildings facing towards the A6068 of sufficient technical design to reduce the effects of noise to acceptable limits.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None</p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m from one or more transport services. The service is not sufficiently frequent to provide a realistic alternative to travel by car.</p> <p>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 negative effect for this objective.</p> <p><u>Term</u></p> <p>A minor negative effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to 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>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	-	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m of a water course (acres brook)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Potential adverse effects reducing longer term with effective mitigation.</p>

Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should not take place near to the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.91. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham				
SA Objective	Score		Commentary	
			<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u> The Site is not located within the Mineral Safeguarding Zone. Its development is h unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u> The Site is located within 100m of any 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 of Pendle. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>A Grade II Listed farmhouse is located 400m from the site in an elevated position. It is probable noting the form and purpose of this building that the site forms part of its setting, as well as the appreciation of this building from existing PROW. The development of the site is therefore likely to result in at least less than substantial harm the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effect. Subject to confirmation through heritage assessment and implementation of subsequent mitigation measures where appropriate.</p> <p><u>Mitigation</u></p> <p>Heritage statement required. The findings of this heritage statement should inform decisions made regarding site suitability, site capacity, developable areas, form and layout of any development which takes place at the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is undeveloped in form and located within the industrial foothills and valleys character area (Zone 6a). The site in its current form contributes towards this character area at a site level. This is limited by the small scale of the site and mature hedgerows which serve to limit views from the highway. A Grade II Listed farmhouse is located 400m from the site in an elevated position. It is probable noting the form and purpose of this building that the site forms part of its setting, as well as the appreciation of this building from existing PROW. The development of the site is therefore likely to harm the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely permanent adverse effect. Subject to confirmation through heritage assessment and implementation of subsequent mitigation measures where appropriate.</p> <p><u>Mitigation</u></p> <p>Heritage statement required. The findings of this heritage statement should inform decisions made regarding site suitability, site capacity, developable areas, form and layout of any development which takes place at the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P312 Land at Barrowford Road, Higham		
SA Objective	Score	Commentary
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's distance to existing sources of employment and services reducing the benefits provided by the development to the local economy. Adverse effects are assessed for health with the potential effects of the A6068 and lack of scope for new open space provision on the development site countering the benefits provided by new housing to health and wellbeing. Adverse effects are assessed for transport noting the limited frequency of the bus service operating through the village resulting in greater reliance on car travel. The proposal relates to previously undeveloped land and as such has adverse effects for securing the efficient use of land. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. The site may also benefit wildlife in its current condition. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The site is likely in the setting of a Grade II Listed building. It is assumed that the proposal will result in at least less than substantial harm to the historic environment requiring consideration of public benefits. The proposal is located at the edge of Higham, a rural village. The proposal does not relate well to the built form of the settlement however is proportionate in scale to the settlement and is relatively well contained. The role of the site within the wider landscape area is relatively limited beyond a site scale. The effects of the development on the landscape is assessed as being adverse. Accounting for the above a neutral effect is assessed for climate change objectives.</p>		

P313 Ghyll Brow, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 100 dwellings. The proposal will help to significantly diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is in a weak housing market within Pendle and has low land values. This may affect the variety and type of homes which could be provided at the site. Notwithstanding this, and accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability will affect the type and tenure of homes provided at the site (Medium – High Risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	--	+	0	<p><u>Likely Significant Effects</u></p> <p>The Site is used for employment but the owner indicates it is no longer required. Nevertheless the redevelopment of the site for housing would result in the loss of a large employment site in Pendle.</p> <p>The Site is located within 2,000m of the nearest major employment site (Crow Nest)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction sector and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor negative effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Whilst the potential use of the site for housing is tested through this sustainability appraisal, the site is available for a wide range of uses. The continuation of employment at the site would change the assessed outcome for this objective to neutral to minor positive effect depending on the scale and range of employment opportunities provided.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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.	0	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 2000m of one or more key service.</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick				
SA Objective	Score			Commentary
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 2000m of open space. The site is in close proximity to the Leeds and Liverpool Canal which is a source of recreation.</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 bordered by open countryside. The site is currently used for heavy industry. Its redevelopment for less intensive uses could benefit neighbouring uses.</p> <p>Taking the above into account a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. 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 infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p>

Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent significant benefits effects over the plan period.</p> <p><u>Mitigation</u> Development should be directed towards brownfield locations within the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>-</div> <div>-</div>	<p><u>Likely Significant Effects</u> The Site is located within 50m of a watercourse (Leeds and Liverpool Canal). The development is unlikely to require upgrading to existing water infrastructure. The proposal may affect water quality as a result of the site's development. Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Ground investigation required. Development (including remediation works) to take place in accordance with recommendations for this report.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Ground works may render the proposal unviable (high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that is at a low risk of flooding from rivers and medium risk of flooding from surface water. A low chance of flooding from groundwater affects the site. Flood risk is unlikely to affect the site's suitability though may affect its overall capacity. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p>

Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The redevelopment of the site could benefit local air quality by removing a pollution source and its replacement with a less intense use. The proposal therefore has a minor positive effect on this objective.</p> <p><u>Term</u> Minor positive effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3,61. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick			
SA Objective	Score		Commentary
			<p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p>Likely Significant Effects</p> <p>The site is 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 located adjacent to the Green Infrastructure network and has the potential to adversely affect it through contaminants.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p>Term</p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of those located close to the Leeds and Liverpool Canal. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Careful and comprehensive ground remediation works likely to be required.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+		<p>Likely Significant Effects</p> <p>The site is located adjacent to a several listed buildings and structures largely associated with the Leeds and Liverpool Canal. The site used for heavy industrial use and has a functional appearance. The site in its current form is therefore likely to detract from this environment if there is any relationship. The redevelopment of the site for a less intensive use will be of benefit to the historic environment, care will however be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets. A minor positive effect is assessed for this objective.</p> <p>Term</p> <p>Permanent minor adverse effect.</p> <p>Mitigation</p> <p>Care will be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets</p> <p>Assumptions</p> <p>None</p>

Appendix 5: Assessment of Potential Housing Sites

P313 Ghyll Brow, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field (13a) Landscape Character Area. The site used for heavy industrial use and has a functional appearance. It does not therefore reflect the characteristics of the local landscape character in anyway and detracts from this landscape in its current form. The site is located adjacent to a several listed buildings and structures largely associated with the Leeds and Liverpool Canal. The site in its current form is therefore likely to detract from this environment if there is any relationship. The redevelopment of the site for a less intensive use will be of benefit to the historic environment, care will however be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets. Whilst noting that the site is isolated from existing settlements, it is nevertheless concluded that a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Care will be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets and those featuring at the boundaries of the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the large contribution of new homes provided and the benefits provided by increasing the quality and diversity of housing stock. Adverse effects are assessed for employment objectives noting that the proposal would remove a large employment site in the borough. The site is however surplus to requirements of its owner and is available for a variety of land uses beyond housing. The proposal would have an adverse effect for regeneration objectives notwithstanding the proposal to make use of previously developed land due to the increased pressure caused by the proposal on service provision and its distance towards existing services and facilities. Positive effects for health are assessed for this objective, noting the environmental enhancement provided both immediately and in the longer term, as a result of the proposal. Positive effects are also noting for transport objectives with the site's location on a public transport route, and general absence of capacity problems locally. Positive effects are assessed for making effective use of land noting that the site is previously developed. The proposal not known to be significantly affected by flood risk however this needs further detailed study. The site is however in close proximity to the Leeds and Liverpool Canal and the former use of the site gives rise to serious concerns about the potential for the proposal to pollute this watercourse during construction works as a result of ground conditions. The Leeds and Liverpool Canal also gives rise to potential ecological constraints noting the proximity and importance of the canal corridor for wildlife. Adverse effects are assessed for biodiversity. Positive effects are assessed for heritage and landscape objectives. Whilst the site is in an isolated countryside location, its current functional appearance detracts from the wider landscape resulting in harm to the wider historic environment. The proposal provides the opportunity to enhance this environment through a carefully planned high quality development. Overall the proposal has a neutral effect for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 130 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site does not involve 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko				
SA Objective	Score			Commentary
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 2km of one or more service.</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a GP or open space.</p> <p>No health facilities are proposed and the development would increase pressure on existing facilities.</p> <p>The site is adjacent to existing homes, open space and Blacko School. The proposal is compatible with these uses.</p> <p>Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A neutral effect from the medium to long term.</p> <p><u>Mitigation</u></p> <p>Provision of open space within the site. Contributions may be required towards service provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko			
SA Objective	Score		Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	-	<p>0</p> <p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m from one or more transport services. The service is not sufficiently frequent to provide a realistic alternative to travel by car.</p> <p>On street parking on Gisburn Road is problematic for the efficient operation of the highway network and causes highway safety issues. The access of Beverley Road onto Gisburn Road provides a steep awkward angle and is not suitable for heavy use or HGVs.</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 minor negative effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. It is unclear how bottlenecks within the highway could be addressed.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to 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>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse.</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p>

Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko		
SA Objective	Score	Commentary
	0	<p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that is at a low risk of flooding from rivers and surface water. A moderate chance of flooding from groundwater affects the site. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.00. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score assessed for this objective is likely a result of relative absence of physical constraints to development at the site.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor benefits effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is not located within the Mineral Safeguarding Zone. Its development is h unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 500m of any national/international ecological site nor within 100m of any locally designated site. It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is not located within and does not affect the green infrastructure network.</p> <p>Overall the proposal is considered to have a potential neutral effect subject to confirmation of biodiversity value on site.</p> <p><u>Term</u></p> <p>Minor adverse effect possible during construction phase reducing in the medium to long term as mitigation measures establish.</p> <p><u>Mitigation</u></p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located close to Blacko War Memorial which is listed and is likely to form part of its setting. The site is also within the setting of Blacko Tower, a folly and distinctive local landmark. The development will harm both heritage assets, potentially significantly. A finding of at least less than substantial harm is assessed for the effect of the proposal on the historic environment. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent minor adverse effect potentially significant subject to confirmation through a heritage assessment.</p> <p><u>Mitigation</u> Heritage assessment required. The heritage assessment will consider the significance and setting of nearby historic features and the effects of developing the site on these assets. It is possible given the scale of the site that a small proportion may be developable without harm to this environment. However this is subject to confirmation through site specific evidence.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is in an elevated position above the village of Blacko. The site does not respect or reflect the linear settlement pattern which is characteristic of Blacko. The capacity of the site is disproportionate to the scale, role, and sustainability of the settlement. The site will be highly visible and prominent from most areas of the village and wider surrounds and will disrupt and adversely affect key vantage points of Blacko Tower which is a valued local landmark. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effects. The effects of developing the site on this objective could potentially reduce to adverse if a much small scheme was delivered (around 10 dwellings).</p> <p><u>Mitigation</u> It is possible given the scale of the site that a small proportion may be developable without harm to this environment. However this is subject to confirmation through site specific evidence.</p>

Appendix 5: Assessment of Potential Housing Sites

P314 Land off Gisburn Road, Blacko		
SA Objective	Score	Commentary
		<p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has significant positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's distance to existing sources of employment and services reducing the benefits provided by the development to the local economy. Neutral effects are assessed for health and wellbeing noting the benefits to health brought by the development to providing quality and diversified housing stock and the scope provided for new open space provision on the development site against the pressure provided by the development to service provision and distance accessing these services. Adverse effects are assessed for transport noting the limited frequency of the bus service operating through the village resulting in greater reliance on car travel and noted highway capacity issues on the A6068 caused by on-street parking. The proposal relates to previously undeveloped land and as such has adverse effects for securing the efficient use of land. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is not known for its significance for wildlife. The site may also benefit wildlife in its current condition. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The site is likely in the setting of the Grade II Blacko War Memorial and Blacko Tower. It is assumed that the proposal will result in at least less than substantial harm to the historic environment requiring consideration of public benefits. This level of harm may indeed be more significant once further details of the proposal are known. The proposal sits in an elevated position above Blacko. The site does not reflect the settlement's prevailing linear settlement pattern and represents a significant extension to the settlement which is disproportionate to its scale and role within Pendle. The site is highly visible from surrounding areas including public vantage points and will irreversibly alter the character and identity of the village. The proposal will result in harm to the historic environment. As a result significant adverse effects are assessed for the proposals effect on landscape and townscape objectives. Accounting for the above, a minor adverse effect is assessed for the proposals effect on climate change objectives. This score is applied noting the scale of the proposal and very limited accessibility to existing services, shops and sources of employment encouraging travel bar car.</p>		

P315 Land at Croft Mill, Foulridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 17 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P315 Land at Croft Mill, Foulridge				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<u>Likely Significant Effects</u> The Site is no longer in use for employment. The Site is located within 2,000m of the nearest major employment site (North Valley) The proposal does not involve the loss or provision of education facilities. Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective. <u>Term</u> A permanent minor positive effect from the medium term. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 800m of one or more services No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective. <u>Term</u> Permanent neutral effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P315 Land at Croft Mill, Foulridge				
SA Objective	Score			Commentary
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 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 residential uses, and community uses. Surrounding uses are considered compatible with the proposal.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. 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 infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p> <p><u>Term</u></p> <p>Permanent significant positive effects over the plan period.</p>

Appendix 5: Assessment of Potential Housing Sites

P315 Land at Croft Mill, Foulridge			
SA Objective	Score		Commentary
			<p><u>Mitigation</u></p> <p>Development should be directed towards brownfield locations within the site.</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	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse.</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></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><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding from rivers and surface water. A moderate chance of flooding from groundwater affects the site. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P315 Land at Croft Mill, Foulridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.13. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P315 Land at Croft Mill, Foulridge				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The site is not located within 100m of a designated site. It is unclear whether the Site fulfils an important role for protected species. The Site consists primarily of improved grassland. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely neutral effect on this objective. <u>Term</u> Neutral effect from the medium to long term with the implementation of mitigation measures.
	0			<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<u>Likely Significant Effects</u> Whilst the site is not located within a Conservation Area and is not listed, the current form of the building as a mill is of some heritage value and relates to the recent industrial history of the Village. The form of built development on the site is unlikely to be conducive for residential developing given the large floor space. Its demolition is likely to be required to facilitate delivery of housing at the site. At least less than substantial harm towards the historic environment is likely to arise as a result of the development. A minor adverse effect is assessed for this objective. <u>Term</u> Permanent minor adverse effect. <u>Mitigation</u> Key features unique to the mill should be retained and/or reflected through the redevelopment of the site. A photographic record should be undertaken of the mill. <u>Assumptions</u> None <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P315 Land at Croft Mill, Foulridge		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-/+	<p><u>Likely Significant Effects</u></p> <p>Redevelopment of the site is likely to have a mixed effect on this objective. Whilst the site is not located within a Conservation Area and not listed, the current form of the building as a mill is of some heritage value and relates to the recent industrial history of the village. The form of built development on the site is unlikely to be conducive for residential developing given the large floor space. The proposal will however make use of a redundant site, ensuring it does not fall into a state of disrepair which would otherwise harm the quality and appearance of the wider area. A mixed effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Any likely adverse effects most significant during construction and the early years of the development reducing over time as development integrates into its surroundings and mitigation measures mature.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities. Existing vegetation should remain on site as far as possible. Retention/reflection of key mill features within the development.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment noting the site's accessibility to existing sources of employment and services. Neutral effects are assessed for regeneration and health objectives. This is owing to the limited range of services and facilities available within Foulridge resulting in the need to travel. The site is accessible to public transport provision and is unlikely to worsen congestion problems. Positive effects are assessed for making effective use of land noting that the site is previously developed. The proposal not known to be significantly affected by flood risk however this needs further detailed study. Similarly the site is not known to be subject to ecology constraints, however this also requires further assessment noting the potential existing buildings and structure might have in supporting protected species. Less than substantial harm to the historic environment is considered likely noting the presence of existing mill buildings on site which are unlikely to be suitable for conversion to new homes without extensive demolition. The site in its current form contributes to the identity and character of the built environment, and therefore its loss will have a negative effect. The proposal has the potential to improve and upgrade the quality and diversity of housing stock available locally making a contribution to urban quality. Its redevelopment would prevent a vacant site falling into disrepair ensuring that the site does not degrade the wider area. Mixed effects are therefore assessed for the proposals effect on townscape objectives. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 20 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site does not involve 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<u>Likely Significant Effects</u> The Site is located within 800m of one or more services and within 2km of all services of a local centre. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.
	0			<u>Term</u> Permanent neutral effect from the medium term. <u>Mitigation</u> Possible requirement for developer contributions to address any shortfall in service provision created by the development. <u>Assumptions</u> None. <u>Uncertainties</u> None.
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<u>Likely Significant Effects</u> The Site is located within 800m of a GP or open space. No health facilities are proposed and the development would increase pressure on existing facilities. The site is largely located within the open countryside. The proposal is compatible with these land uses. Accounting for the above, on balance, the site is considered to have a neutral effect for this objective.
	0			<u>Term</u> Permanent neutral effects. <u>Mitigation</u> Mitigation measures involving the provision of new open space or contributions towards the provision of new or enhancement of open space. <u>Assumptions</u> None. <u>Uncertainties</u> None

Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to 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>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	--	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a water course (unnamed)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p>
		-		

Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should not take place near to the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.22. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score		Commentary	
			<p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of any 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 of Pendle.</p> <p>A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (13c). It has some of the features of this character area and has good connectivity with wider land to the north which makes a stronger contribution. Whilst contained to the south and east by strong boundary features (as provided by the road and former railway), the site is nevertheless isolated and its topography increases its visibility from wider areas to the north. The proposal would therefore result in adverse effects for this objective. The effects are limited noting the relatively small scale nature of the proposal.</p> <p><u>Term</u></p> <p>Likely permanent adverse effect.</p> <p><u>Mitigation</u></p> <p>Layout, density and design of development. Use of landscaping. Consideration should be given to a much reduced scale of proposal.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for health, employment and regeneration objectives noting the site’s distance to existing sources of employment and services reducing the benefits provided by the development to the local economy. Positive effects are assessed for transport objectives noting the site’s accessibility by public transport. There are adverse effects for securing the effective use of land noting the site’s greenfield condition. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The proposal is unlikely to affect the historic environment. The site makes some contribution to the local landscape area with connectivity to land making a more important contribution towards this area located beyond. The site is in an isolated location. It is however limited in scale and contained by man-made features. Overall a minor adverse effect is assessed for this objective. A minor positive effect is assessed for climate change objectives.</p>				

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	++			<p>Likely Significant Effects</p> <p>The Site has capacity for 100 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a significant positive effect for this policy objective.</p> <p>Term</p> <p>Permanent significant positive effects from the medium term</p> <p>Mitigation</p> <p>Planning obligations for the mix of housing</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>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>Likely Significant Effects</p> <p>The Site does not involve 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
	0			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p>Term A permanent neutral effect from the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties 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.	+	-	0	<p>Likely Significant Effects The Site is located within 800m of one or more services and within 2km of all services of a local centre. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p>Term Permanent neutral effect from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	-	<p>Likely Significant Effects The Site is located within 800m of a GP or open space. No health facilities are proposed and the development would increase pressure on existing facilities. The site is largely located within the open countryside. A dog kennel is located nearby and has the potential to disrupt future residents. Accounting for the above, on balance, the site is considered to have a minor adverse effect for this objective.</p>
	-			<p>Term Permanent minor adverse effects.</p>

Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
				<p><u>Mitigation</u> Mitigation measures involving the provision of new open space or contributions towards the provision of new or enhancement of open space. High technical specification of materials and noise dampening measures may be required to address issues arising to residential amenity as a result of neighbouring land uses.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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><u>Likely Significant Effects</u> The Site is located within 400m from one or more transport services. No known congestion issues locally. 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><u>Term</u> A minor positive effect from the medium term with implementation of mitigation measures.</p>
	+			<p><u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u> The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u> Permanent minor adverse effects.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Viability for residential development.</p>

Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a water course (unnamed)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Potential adverse effects reducing longer term with effective mitigation.</p> <p><u>Mitigation</u></p> <p>Development should not take place near to the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook			
SA Objective	Score	Commentary	
		<p>None</p> <p>Uncertainties</p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects</p> <p>The site has a suitability score of 4.30. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term</p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects</p> <p>The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent Neutral effect</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? 0	<p>Likely Significant Effects</p> <p>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.</p> <p>The Site is not located within the Green Infrastructure Network of Pendle.</p> <p>A minor adverse effect is assessed for this objective.</p> <p>Term</p>	

Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
	-	<p>Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p><u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will have a neutral effect during the plan period.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u> The site is located within the Drumlin Field Landscape Character Area (13c). The site makes a limited contribution to this character area. Whilst contained to the north and west by strong boundary features (as provided by the road and former railway), the site isolated and highly visible to the south. The proposal would therefore result in adverse effects for this objective.</p> <p><u>Term</u> Likely permanent adverse effect.</p> <p><u>Mitigation</u> Layout, density and design of development. Use of landscaping. Consideration should be given to a much reduced scale of proposal.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
<p>Summary: The proposal has significant positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's distance to existing sources of employment and services reducing the benefits provided by the development to the local economy. Positive effects are assessed for transport objectives noting the site's accessibility by public transport. Adverse effects are assessed for health with health benefits of the proposal offset by the added pressure provided by the development towards service provision, and nearby land uses which may harm public health. There are adverse effects for securing the effective use of land noting the site's greenfield condition. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The proposal is unlikely to affect the historic environment. The site makes some contribution to the local landscape area. The site is in an isolated location and whilst contained by man-made features to the north and west, is open to views from the south. Overall a minor adverse effect is assessed for this objective. A minor positive effect is assessed for climate change objectives.</p>		

P318 Former Gas Holder, Brierfield		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 15 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is in a weak housing market within Pendle and has low land values. This may affect the variety and type of homes which could be provided at the site. Notwithstanding this, and accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability will affect the type and tenure of homes provided at the site (Medium – High Risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The Site is no longer 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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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.	++	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 800m of a local centre (Brierfield)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>Permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	++	-	-	<p><u>Likely Significant Effects</u></p> <p>The Site is 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 bordered by Commercial uses. There is potential for adverse effects on residential amenity as a result of these uses.</p> <p>On balance the proposal is considered to likely have a neutral effect on this objective.</p>
	0			<p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. 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 infrastructure with growth.	+	0	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.</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 a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p> <p><u>Term</u></p> <p>Permanent significant positive effects over the plan period.</p>

Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should be directed towards brownfield locations within the site.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
7. To conserve and enhance water quality and resources	<div> <div>---</div> <div>-</div> </div>	<p><u>Likely Significant Effects</u> The Site is not located within 10m of a watercourse (Leeds and Liverpool Canal). The development is unlikely to require upgrading to existing water infrastructure. The proposal may affect water quality as a result of the site's development. Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u> Permanent minor adverse effect.</p> <p><u>Mitigation</u> Ground investigation required. Development (including remediation works) to take place in accordance with recommendations for this report.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Ground works may render the proposal unviable (high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that is at a low risk of flooding from rivers and surface water. A moderate chance of flooding from groundwater affects the site. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield		
SA Objective	Score	Commentary
		None.
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.09. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield			
SA Objective	Score		Commentary
			<p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is not located adjacent to and closely relates with the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of those located close to the Leeds and Liverpool Canal. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to a listed structure, it is also located within a conservation area. There have been calls for the structure on site to be listed. The harm caused by the redevelopment of the site is dependent on the nature of the proposal taking place. The loss of the existing gas holder is likely to harm the industrial heritage of the site and will need to be considered as part of the planning balance in accordance with the policies of the NPPF. Submission states that retaining the gas holder is likely to add £5 million to the price of redeveloping the site. Overall a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Key features of the site should be retained and/or reflected through the redevelopment of the site where possible. A photographic record should be undertaken of the site/wider area prior to development.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P318 Former Gas Holder, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-/+	<p><u>Likely Significant Effects</u></p> <p>Industrial Age (LCC 23) character area. The site reflects the character and makes a contribution towards this character area in its current condition. The proposal would remove a large and recognizable landmark from the townscape of Brierfield potentially harming its setting. The value of the existing site is however only experienced from longer distant views as up close the site is unremarkable. The site is however in a conservation area and next to a listed building thereby forming its setting. Irreversible harm would therefore result from the development due to the change caused by the development to the built environment. At the same time some benefits could also be provided by improving the built quality and standard of buildings in the area following on from the success of the nearby Brierfield Mills Development. A mixed effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Any likely adverse effects most significant during construction and the early years of the development reducing over time as development integrates into its surroundings and mitigation measures mature.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities. Existing vegetation should remain on site as far as possible. Retention/reflection of key site features within the development where possible.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are also found for employment and regeneration objectives noting the site's accessibility to existing sources of employment and services. Adverse effects are assessed for health noting the potential harm to public health caused by the site's redevelopment. The site is accessible to a good range of services and facilities and public transport. This benefits transport objectives. Positive effects are assessed for making effective use of land noting that the site is previously developed. The proposal not known to be significantly affected by flood risk however this needs further detailed study. The site is however in close proximity to the Leeds and Liverpool Canal and the former use of the site gives rise to serious concerns about the potential for the proposal to pollute this watercourse during construction works as a result of ground conditions. The Leeds and Liverpool Canal also gives rise to potential ecological constraints noting the proximity and importance of the canal corridor for wildlife. Adverse effects are assessed for biodiversity. Adverse effects are also assessed for heritage objectives. This notes the role the site plays in its current condition to local townscape character, nearby listed buildings and the conservation area. The qualities of the site are however best observed in long distance views with the urban quality of the site reducing significantly at a site level. This helps to limit the potential effects caused to the historic environment to minor adverse effects and results in mixed effects for townscape objectives, noting the potential benefits that the proposal to provide to urban quality building on the success of the nearby Brierfield Mills project. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 40 dwellings. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. The proposal is in a weak housing market within Pendle and has low land values. This may affect the variety and type of homes which could be provided at the site. Notwithstanding this, and accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability will affect the type and tenure of homes provided at the site (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	<p><u>Likely Significant Effects</u></p> <p>The Site is no longer in use for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Primet Bridge)</p> <p>The proposal does not involve the loss or provision of education facilities.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A permanent minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne				
SA Objective	Score			Commentary
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 a local centre (Colne)</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The Site is within 800m of a primary school and secondary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a significant positive effect on this objective.</p> <p><u>Term</u></p> <p>Permanent significant positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</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>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 by residential and commercial uses. Commercial used are located to the south of Greenfield Road. It is unlikely that these uses will adversely affect the wellbeing of future occupiers of the site though some mitigation measures may be required subject to further assessment.</p> <p>On balance the proposal is considered to likely have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. 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>
	+			

Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m from one or more transport services.</p> <p>Congestion is experienced locally at peak times however the proposal is unlikely to worsen this noting its limited scale and general accessibility to services, shops and sources of employment.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to 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>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	--	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse (unnamed).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should be directed away from the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that is at a low risk of flooding from rivers and surface water with a small part of the site within Flood Zone 2/3. There is a low chance of flooding from groundwater. Whilst flooding constraints may affect the capacity of the site, it is unlikely to affect its suitability for development. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and accessibility by foot and public transport. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.22. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The site is 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 located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse from the medium to long term with the implementation of mitigation measures.</p>
	-			<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature trees to the north and west of the site.</p>

Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	--	<p><u>Likely Significant Effects</u> The site is located adjacent to a cluster of listed buildings, it is also located within a conservation area. The proposal site in its current form makes a significant contribution towards the setting of the listed buildings and the conservation area providing a rural hamlet like feel and physical form within an otherwise urban area. The development of the site in its entirety would remove this. Substantial harm is likely and as such a significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effect.</p> <p><u>Mitigation</u> A reduced effect, still likely resulting in less than substantial harm, may be provided if a much reduced scheme was promoted which retained the rural outlook provided by the site.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u> Industrial Age (LCC 23) character area. The site does not reflect this character instead providing for a semi-rural feel. As set out above the site makes a significant contribution to the historic environment. For the reasons set out above significant adverse effects for this objective.</p> <p><u>Term</u> Permanent significant adverse effect.</p> <p><u>Mitigation</u> A reduced effect, still likely resulting in less than substantial harm, may be provided if a much reduced scheme was promoted which retained the rural outlook provided by the site.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P319 Greenfield Road, Colne		
SA Objective	Score	Commentary
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Positive effects are found for employment and regeneration objectives noting the site's accessibility to existing sources of employment and services. Positive effects are also assessed for health objectives noting the site's accessibility to open space provision and benefits for health provided by the development of new housing. The site is close to high quality public transport provision and is unlikely to contribute to a worsening of existing congestion issues. A minor positive effect is assessed for transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land and natural resources. The proposal not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. The site does however form part of the borough's green infrastructure network and the development of the site will erode this network. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. The site is located within a conservation area and is closely related to a cluster of listed buildings which make up the Greenfield Road hamlet. The site in its current conditions fulfils an important role to the setting and special character of these listed buildings and conservation area. The proposal to develop the site would significant alter this character resulting in likely substantial harm for the historic environment. Significant adverse effects are assessed for heritage and landscape/townscape objectives for this site as a result. There is a potential that the level of harm caused by the proposed could be reduced if the scale of the proposal was reduced and a larger part of the existing filed retained. Overall, taking the above into account, a minor positive effect for climate change objectives.</p>		

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 65 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 or more key service.</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge				
SA Objective	Score			Commentary
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>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 and agricultural land uses. The proposed use is compatible with these uses.</p> <p>On balance the proposal is considered to likely have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely minor positive effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Open Space provided on site. 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 infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m from one or more transport services.</p> <p>There are no known highway capacity issues experienced locally which are likely to be affected by the proposal.</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><u>Term</u></p> <p>A neutral effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	<div>--</div> <div>0</div>	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse (Colne Water).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Development should be directed away from the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding from a sources of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge		
SA Objective	Score	Commentary
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and absence of local air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.57. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u> The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u> Permanent Neutral effect</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<u>Likely Significant Effects</u> The site 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 located within the Green Infrastructure network. Overall the proposal is considered to have a likely minor adverse effect on this objective. <u>Term</u> Minor adverse from the medium to long term with the implementation of mitigation measures.
				<u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature hedgerow <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.			-	<u>Likely Significant Effects</u> A cluster of listed buildings is located near within the historic core of the village to the east. The development of land which is open and in agricultural use and its likely modern suburban form is likely to result in at least less than substantial harm to the historic environment. A minor negative effect is assessed for this objective. <u>Term</u> Permanent minor adverse effect.
				<u>Mitigation</u> A reduced effect, still likely resulting in less than substantial harm, may be provided if a much reduced scheme was promoted which retained the rural outlook provided by the site and providing a more linear form focussed along Keighley Road as reflected by the wider development. <u>Assumptions</u> None <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P320 South of Keighley Road, West of Carrier's Row, Laneshaw Bridge		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>Industrial Foothills and Valley (LCC 06a) landscape character area. The form and appearance of the site in its current form contributes to the landscape character area on a localized basis which is not contained to the site itself. The site contributes positively to the setting of the village and is visible from a number of public routes. The site is designated green belt and contributes towards the purposes of the green belt by preventing urban sprawl and safeguarding the open countryside from encroachment. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's relative inaccessibility to existing sources of employment and services. This serves to undermine the economic benefits associated with the delivery of housing on the site. Positive effects are also assessed for health objectives noting the site's accessibility to open space provision and benefits for health provided by the development of new housing. The site is accessible to public transport provision and is unlikely to contribute to a worsening of existing congestion issues. A minor positive effect is assessed for transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land. The proposal not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. The site does however form part of the borough's green infrastructure network and the development of the site will erode this network. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. The site is located relatively close to a cluster of listed buildings located within the historic core of the village. The site forms part of the setting of these buildings and its development will introduce uncharacteristic suburban development to the area removing part of the agricultural landscape. A minor adverse effect is assessed for the proposals effect on heritage objectives. The site is found to fulfil a local role within the local landscape character area, it is open and visible from wider public routes and contributes positively to the setting of the village. The site designated green belt and contributes towards Green Belt purposes. The proposal would have a significant adverse effect for landscape/townscape objectives. Overall, taking the above into account, a neutral effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 20 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			

Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge				
SA Objective	Score			Commentary
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 or more key service. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0			
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 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 is located adjacent to residential and agricultural land uses. The proposed use is compatible with these uses. On balance the proposal is considered to likely have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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>
	0			

Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m from one or more transport services.</p> <p>There are no known highway capacity issues experienced locally which are likely to be affected by the proposal.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
		+		
6. To encourage the efficient use of land and conserve and enhance soils.		-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to 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>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	--	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse (Colne Water).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p>
		-		

Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p><u>Mitigation</u> Development should be directed away from the watercourse.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u> The SFRA confirms that is at a low risk of flooding from a sources of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and absence of local air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>

Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge			
SA Objective	Score	Commentary	
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.52. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>	
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>	
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	- ? -	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a 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.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p>	

Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature hedgerow and trees. Development should be directed away from the ecological designation and ensure that any runoff from the site does not adversely affect this designation.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effective on this objective.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u> Industrial Foothills and Valley (LCC 06a) landscape character area. The form and appearance of the site in its current form shows some of the characteristics of this wider landscape area, however the contribution made is not significant noting the site's limited size, containment and limited visibility. The site is designated green belt and contributes towards the purposes of the green belt by preventing urban sprawl and safeguarding the open countryside from encroachment. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P321 South of Keighley Road, Laneshaw Bridge				
SA Objective	Score			Commentary
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site’s relative inaccessibility to existing sources of employment and services. This serves to undermine the economic benefits associated with the delivery of housing on the site. Neutral effects are assessed for health objectives noting the site’s accessibility to open space provision and benefits for health provided by the development of new housing, offset by limited opportunity provided for open space to be provided on site. The site is accessible to public transport provision and is unlikely to contribute to a worsening of existing congestion issues. A minor positive effect is assessed for transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land. The proposal not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. The site is closely related to a designated ecology site with potential to adversely affect this designation. The site also forms part of the borough’s green infrastructure network and the development of the site will erode this network. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. An adverse effect is assessed for biodiversity objectives. The proposal is unlikely to affect the historic environment. The site designated green belt and contributes towards Green Belt purposes. For this reason, the proposal would have a significant adverse effect for landscape/townscape objectives. Overall, taking the above into account, a neutral effect is assessed for climate change objectives.</p>				

P322 West of Dents House, Laneshaw Bridge				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 12 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the</p>

Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneslaw Bridge				
SA Objective	Score			Commentary
	0			<p>economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p>Term A permanent neutral effect from the medium term.</p> <p>Mitigation None.</p> <p>Assumptions None.</p> <p>Uncertainties 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.	+	-	0	<p>Likely Significant Effects The Site is located within 800m of one or more key service. No service provision is proposed on site. The proposal would result in pressure on existing services and facilities. The Site is within 2000m of a primary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a neutral effect on this objective.</p>
	0			<p>Term Permanent neutral effect from the medium term.</p> <p>Mitigation Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
4. To improve the health and wellbeing of those living and working in the Pendle area.	+	-	0	<p>Likely Significant Effects 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 is located adjacent to residential and agricultural land uses. The proposed use is compatible with these uses. On balance the proposal is considered to likely have a neutral effect for this objective.</p>
	0			<p>Term Likely neutral effect from the medium term with the implementation of mitigation measures.</p> <p>Mitigation</p>

Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneshaw Bridge				
SA Objective	Score			Commentary
				Open Space provided on site. Contribution towards open space provision may also be required. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 400m from one or more transport services. There are no known highway capacity issues experienced locally which are likely to be affected by the proposal. The proposal does not benefit from an access to a highway and requires further land to come forward to be accessible by vehicles. The failure to obtain safe and sufficient access to the site would render the site undeliverable 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 neutral effect for this objective.
	0			<u>Term</u> A neutral effect from the medium term with implementation of mitigation measures. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway. <u>Assumptions</u> None. <u>Uncertainties</u> None.
6. To encourage the efficient use of land and conserve and enhance soils.	-			<u>Likely Significant Effects</u> The Site is greenfield but not known to comprise BMV. Minor adverse effect assessed. <u>Term</u> Permanent minor adverse effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> Viability for residential development.

Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneslaw Bridge		
SA Objective	Score	Commentary
7. To conserve and enhance water quality and resources	- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m of a watercourse (Laneslaw).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>Development should be directed away from the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding from a sources of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and absence of local air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneshaw Bridge		
SA Objective	Score	Commentary
		<p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.57. The site therefore would have a neutral effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent Neutral effect</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneslaw Bridge			
SA Objective	Score		
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-
	<p>Likely Significant Effects</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.</p> <p>The Site is located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature hedgerow</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>		
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		
	<p>Likely Significant Effects</p> <p>A cluster of listed buildings is located near within the historic core of the village to the east. The development of land which is open and in agricultural use and its likely modern suburban form is likely to result in at least less than substantial harm to the historic environment. A minor negative effect is assessed for this objective.</p> <p>Term</p> <p>Permanent minor adverse effect.</p> <p>Mitigation</p> <p>A reduced effect, still likely resulting in less than substantial harm, may be provided if a much reduced scheme was promoted which retained the rural outlook provided by the site and providing a more linear form focussed along Keighley Road as reflected by the wider development.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>		
14. To conserve and enhance landscape character and townscapes.	--		
	<p>Likely Significant Effects</p> <p>Industrial Foothills and Valley (LCC 06a) landscape character area. The form and appearance of the site in its current form contributes to the landscape character area on a localized basis which is largely contained to the site itself. The site contributes positively to the setting of the village and is visible from a number of public routes. The site is designated green belt and contributes towards the</p>		

Appendix 5: Assessment of Potential Housing Sites

P322 West of Dents House, Laneslaw Bridge		
SA Objective	Score	Commentary
		<p>purposes of the green belt by preventing urban sprawl and safeguarding the open countryside from encroachment. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent significant adverse effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment and regeneration objectives noting the site's relative inaccessibility to existing sources of employment and services. This serves to undermine the economic benefits associated with the delivery of housing on the site. Neutral effects are assessed for health objectives noting the site's accessibility to open space provision and benefits for health provided by the development of new housing, offset by limited opportunity provided for open space to be provided on site. The site is accessible to public transport provision and is unlikely to contribute to a worsening of existing congestion issues. The site is not however accessible by motor vehicles and requires further land in order to come forward. The failure to obtain a safe and sufficient access to the site would render the site undevelopable. A neutral effect is assessed for transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land. The proposal not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. The site does however form part of the borough's green infrastructure network and the development of the site will erode this network. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. The site is located relatively close to a cluster of listed buildings located within the historic core of the village. The site forms part of the setting of these buildings and its development will introduce uncharacteristic suburban development to the area removing part of the agricultural landscape. A minor adverse effect is assessed for the proposals effect on heritage objectives. The site is found to fulfil a local role within the local landscape character area, it is open and visible from wider public routes and contributes positively to the setting of the village. The site designated green belt and contributes towards Green Belt purposes. The proposal would have a significant adverse effect for landscape/townscape objectives. Overall, taking the above into account, a neutral effect is assessed for climate change objectives.</p>		

P323 Land West of Fence		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 12 dwellings including affordable housing. The proposal will help to diversify and improve the quality of the housing stock ensuring that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Accounting for the above it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u> Permanent minor positive effects from the medium term</p>

Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence				
SA Objective	Score			Commentary
				<p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	0	0	<p><u>Likely Significant Effects</u></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.</p> <p>Some economic benefits would arise as a result of the proposal with the investment provided by the development, short to medium term support of jobs in the construction section and value added by residents increasing the labour supply, contributing to the economy and spending locally. Accounting for the above, on balance, it is considered that the proposal would have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>A permanent neutral effect from the medium term.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>
	0			
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 2000m of one or more key service.</p> <p>No service provision is proposed on site. The proposal would result in pressure on existing services and facilities.</p> <p>The Site is within 2000m of a primary school.</p> <p>The proposal would support local businesses through increased patronage and help diversify housing stock available.</p> <p>Accounting for the above, on balance, the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Possible requirement for developer contributions to address any shortfall in service provision created by the development.</p> <p><u>Assumptions</u></p>
	-			

Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence				
SA Objective	Score			Commentary
				None. <u>Uncertainties</u> Contributions will do little to address the unsustainable location of the site.
4. To improve the health and wellbeing of those living and working in the Pendle area.	0	-	0	<u>Likely Significant Effects</u> 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 is located adjacent to residential and agricultural land uses. The proposed use is compatible with these uses. On balance the proposal is considered to likely have a minor adverse effect for this objective. <u>Term</u> Likely minor adverse effect from the medium term with the implementation of mitigation measures. <u>Mitigation</u> Open Space provided on site. Contribution towards open space provision may also be required. <u>Assumptions</u> None. <u>Uncertainties</u> 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> The Site is located within 400m from one or more transport services. The public transport service serving the site is of limited frequency and as such does not provide a reasonable alternative to travel than by car. There are no known highway capacity issues experienced locally which are likely to be affected by the proposal. 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. <u>Term</u> A minor adverse effect from the medium term with implementation of mitigation measures. <u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway. <u>Assumptions</u> None. <u>Uncertainties</u> None.

Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to 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>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse.</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a neutral effect for 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		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding from rivers/sea and surface water. There is a moderate risk of flooding from groundwater. The potential risk is unlikely to render the proposal site unsuitable for housing development. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence		
SA Objective	Score	Commentary
		<p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is however unlikely to contribute significantly towards air quality problems noting its limited scale and absence of local air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u> Neutral effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3.65. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p><u>Likely Significant Effects</u></p> <p>The site 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><u>Term</u></p> <p>Likely neutral effect from the medium term with implementation of mitigation measures.</p>
	0			<p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of mature hedgerow and trees</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The site is located near a Grade II* Listed Building. The development of land which is open and in agricultural use and its likely modern suburban form is likely to result in at least less than substantial harm to the historic environment. A minor negative effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P323 Land West of Fence		
SA Objective	Score	Commentary
		<p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>Industrial Foothills and Valley (LCC 06a) landscape character area. The form and appearance of the site in its current form contributes to the landscape character area on a localized basis which is largely contained to the site itself. The site is visible from a number of public routes and has a very limited relationship with the wider village of Fence, almost representing an isolated location. The site is designated green belt and contributes towards the purposes of the green belt by safeguarding the open countryside from encroachment. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has positive effects for housing objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock. Neutral effects are found for employment objectives noting the site's relative inaccessibility to existing sources of employment. The site's relatively poor accessibility to existing services and facilities, including open space provision and healthcare provision means that adverse effects are assessed for health, regeneration and transport objectives. The site is greenfield and there are adverse effects assessed for the proposals effect on objectives for the effective use of land and resources. The proposal not known to be significantly affected by flood risk however this needs further detailed study. It is unknown what biodiversity value the site has. Further assessment of the biodiversity value of the site will need to be undertaken as part of any planning application. The site is located relatively close to a listed building. The site is likely to form part of the setting of this building and its development will introduce uncharacteristic suburban development to the area removing part of the agricultural landscape. A minor adverse effect is assessed for the proposals effect on heritage objectives. The site is found to fulfil a local role within the local landscape character area, it is open and visible from wider public routes and is relatively isolated from the nearby village of Fence. The site designated green belt and contributes towards Green Belt purposes. The proposal would have a significant adverse effect for landscape/townscape objectives. Overall, taking the above into account, a neutral effect is assessed for climate change objectives.</p>		

Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+			<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 90 dwellings including affordable housing. The proposal help to improve the quality of existing housing stock and diversify housing land supply including affordable housing needs. Taking this into account, it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The development site is not currently used for employment.</p> <p>The Site is located in 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>The proposal will aid the local economy through additional local spend and contributors to the economy through the supply of additional workforce. The development of the site will support jobs in the construction sector in the short term. Accounting for the above, the site is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>People living on site work locally and/or spend their wages locally.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of transport to access employment. Medium risk.</p>

Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne				
SA Objective	Score			Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	0	<p><u>Like Significant Effects</u></p> <p>The Site is located within 2000m of a local 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 2000m of the primary school</p> <p>The proposal will provide people local to the area with the opportunity to access housing. It is accessible to some local services and its development will support local businesses. Accounting for the above, on balance, the proposal is assessed to have a neutral effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral affect.</p> <p><u>Mitigation</u></p> <p>Contributions may be sought towards service provision where there is a shortfall and the proposed development would exacerbate this problem.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site of limited scale limiting scope for contributions (medium risk).</p>
	0			
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. 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 and air pollution. The effects of this is reduced somewhat by existing buffer planting located between the road and the site.</p> <p>Overall the proposal is considered to have minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>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.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The degree to which issues from neighbouring uses can be addressed whilst providing a site which is developable.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne				
SA Objective	Score			Commentary
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of a transport service.</p> <p>There are known capacity issues on the local highway network (Colne North Valley and in Barrowford). The proposal is of an insufficient scale to affect highway 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>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. Limited travel plan measures could however be applicable noting the enhanced viability of the locality.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The extent of which travel plan measures encourage a modal shift.</p>
	+			
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is predominantly greenfield (partially in use as open space – private provision) but not known to comprise Best and Most Versatile Land (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 located within 10m of a watercourse (Wanless Water)</p> <p>The development is likely to require any upgrade to water management infrastructure to manage flood risk.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p>
	-			<p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne		
SA Objective	Score	Commentary
		<p>Minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development close to the watercourse should be avoided. On-site drainage storage likely to be requirement. Adoption of SuDs hierarchy.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Scope to deliver development taking into account drainage requirements.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1 however is subject to a high risk of flooding from surface water flooding. A moderate risk of flooding exists from groundwater sources. The flood risk assessed for the site is likely to affect site capacity and may affect overall suitability of the site for housing. As such a minor effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect reducing with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Further detailed assessment of flood risk required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. It is unlikely of a scale where its development would contribute significantly to air quality problems. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The extent to which the locational sustainability of the site promotes non-car modes of transport (low-medium risk)</p>

Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne				
SA Objective	Score			Commentary
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-			<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.26. The site therefore has a minor adverse effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.				<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	-	<p><u>Likely Significant Effects</u></p> <p>The Site does not affect any designated site.</p> <p>There are no known protected species or habitats within the site.</p> <p>The Site is located within the Green Infrastructure Network. The development of the site would result in the loss of this facility.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent minor adverse effect reducing with mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne		
SA Objective	Score	Commentary
	-	<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. Mitigation measures unlikely to overcome effect on Green Infrastructure network.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result the proposal is likely to have a neutral effect for this objective.</p> <p><u>Term</u> Likely permanent neutral effects</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u> The Site is located within the Foothills and Valleys Landscape Character Area (6a), The site contains features and physical characteristics which reflect this wider character area however their value is limited by the site's relative containment by surrounding man-made infrastructure. The site is designated Green Belt and strongly contributes in preventing urban sprawl, preventing the coalescence of two separate settlements (Colne and Barrowford) and protecting the open countryside from encroachment. As a result the proposal has a significant adverse effect on this objective.</p> <p><u>Term</u> Permanent significant adverse effects from the medium term.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P324 Land South of Grenfell Gardens and East of Barrowford Road, Colne				
SA Objective	Score		Commentary	
Summary: The proposal has positive effects for housing and economic objectives due to the provision of new homes and the benefits provided by increasing the quality and diversity of housing stock and associated economic benefits connected to the delivery of new homes. The site is situated at an edge of settlement location and has limited accessibility given the distance from the site to the town centre. Some access is available however and the proposal does not relate to an isolated location. The site is greenfield adjoining the settlement boundary resulting in adverse effects for securing the efficient use of land and protecting natural resources. There are adverse effects assessed for flooding risk noting the site’s high risk of flooding from surface water, which is likely to affect site capacity and could potentially affect overall suitability. The site has an adverse effect for ecology due to the role the site has as part of the green infrastructure of Colne. Further assessment of the ecology of the site is necessary at the planning application station. For heritage objectives the proposal has a neutral effect with the proposal unlikely to affect the historic environment. A significant adverse effect is found for landscape/townscape objectives. The proposal is designated green belt and maintains a critical role in maintaining the separation of two distinctive settlements, prevents urban sprawl and safeguards the open countryside from encroachment. A neutral effect is found for climate change objectives.				

P325 Land off Little Toms Lane, Brierfield				
SA Objective	Score		Commentary	
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+		<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 21 dwellings. The proposal help diversify and improve the quality of the housing stock of Brierfield helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>	
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not in use for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (Burnley).</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the proposal is considered to have a minor positive effect for this objective.</p> <p><u>Term</u></p>

Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield				
SA Objective	Score			Commentary
	+			<p>A minor positive effect for the plan period.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	-	+	<p><u>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 will result in increased pressure on services. The Site is within 800m of a primary school and 2000m of a secondary school. The proposal would support local businesses through increased patronage and help diversify housing stock available. Accounting for the above, on balance, the proposal is considered to have a minor positive effect on this objective.</p>
	+			<p><u>Term</u> A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u> Planning contributions may be required towards service provision where required and tests are met.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> 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 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 is located adjacent to existing residential uses, agricultural uses and a golf course. The proposal is considered to be compatible with these uses.</p>
	0			<p>On balance the proposal is considered to likely have a neutral effect on this objective.</p> <p><u>Term</u> Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u> Contribution towards open space facilities including on space provision.</p>

Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield				
SA Objective	Score			Commentary
				<p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Low viability may mean that contributions towards open space are not possible at risk of putting overall deliverability of the proposal into doubt (Medium risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u> The Site is located within 400m of one or more transport services. There are no known highway capacity issues in the 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><u>Term</u> A likely minor positive effect from the medium term.</p>
	+			<p><u>Mitigation</u> Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Any contributions required towards highways works or promoting sustainable modes of transport may threaten the viability of the proposal depending on their scale and scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-			<p><u>Likely Significant Effects</u> The Site is comprised of greenfield land, not known to be Best and Most Versatile Land. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u> Permanent minor adverse effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield			
SA Objective	Score		Commentary
7. To conserve and enhance water quality and resources	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse.</p> <p>The proposal is unlikely to require new water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a potential neutral effect on this objective.</p> <p><u>Term</u></p>
	0		<p>A potential permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Drainage to be assessed and understood.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with some risk of flooding from surface water. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>FRA requirement to inform site layout and design. Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p>

Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield		
SA Objective	Score	Commentary
		<p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.17. The site therefore has a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u> The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u> Permanent loss where developed.</p> <p><u>Mitigation</u> To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u> Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u> None.</p>

Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield			
SA Objective	Score		Commentary
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	<p>Likely Significant Effects</p> <p>The proposal not is located within 100m of a designated site.</p> <p>There are no known protected species or habitats within the site.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effects reducing with mitigation measures.</p> <p>Mitigation</p>
	0		<p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Low viability and scope for ecological benefits.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The Site is unlikely to be affected by heritage assets and as a result will likely have a neutral effect on this objective.</p> <p>Term</p> <p>Likely permanent neutral effects</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p>Likely Significant Effects</p> <p>The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site contains of the features of this LCA, and forms part of wider open landscape, which features dry-stone walls, trees and vegetation, and occupies a sloping hill which is increasingly visible from the south. The site occupies the lowest undeveloped area on this slope reducing its affects. Land located to the west has planning permission for 19 dwellings. Developing the site will have a limited adverse effect the landscape character of the site. The effects of this are limited to minor adverse noting that the site does not form part of area designated for its special landscape and will be seen in the context of existing and adjacent neighboring modern development.</p> <p>Term</p>

Appendix 5: Assessment of Potential Housing Sites

P325 Land off Little Toms Lane, Brierfield		
SA Objective	Score	Commentary
		<p>Likely permanent adverse effects reducing as the development matters.</p> <p><u>Mitigation</u></p> <p>Landscaping along the site boundaries to soften the development and provide an area of transition from built form to rural open areas.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: There are positive effects for housing objectives due to the contribution made by the proposal towards housing land supply, improvements provided by the proposals to the quality and diversity of housing stock locally. Minor positive effects are also assessed for regeneration, and economic objectives due to the accessibility of the site to existing provision and sources of employment, and the benefits associated with the delivery of new homes to these objectives. The site is accessible to a number of services available locally as well as public transport routes helping to reduce car usage. The site is greenfield and therefore has adverse effects for securing the efficient use of land and natural resources. The site not found to be at significant risk from flooding from any sources and its development would not affect the historic environment. The site has biodiversity value resulting in adverse effects for ecological objectives. The proposal relates to a large open area which is in an elevated and prominent position above Burnley. Whilst the area is not subject to any formal landscape designation the proposal site does however form part of larger open space which forms an important role in breaking up the urban area, is valued by the community, and contributes to the setting of Brierfield and Burnley. The effects of the proposal on the local landscape are however limited due to its limited scale and location at a less prominent part of the wider open area of land. The proposal therefore has a minor adverse effect for landscape objectives. The proposal has a minor positive effect for climate change objectives.</p>		

P326 Former Nursery, Barkerhouse Road, Nelson		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	+	<p><u>Likely Significant Effects</u></p> <p>The Site has capacity for 12 dwellings. The proposal help diversify and improve the quality of the housing stock of Nelson helping to ensure that homes in the local area meet the needs of the local population and increasing opportunities for home ownership. Low viability means that the proposal is unlikely to provide any affordable housing. Notwithstanding this, and taking the above into account it is concluded that the proposal will have a minor positive effect for this policy objective.</p> <p><u>Term</u></p> <p>Minor positive effects from the medium term</p> <p><u>Mitigation</u></p> <p>Planning obligations for the mix of housing</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>The site is located in an area of Pendle which experiences low viability. The delivery of the site is highly sensitive to cost burdens.</p>

Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not in use for employment.</p> <p>The Site is located within 2,000m of the nearest major employment site (various).</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><u>Term</u></p> <p>A 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>None.</p>
	+			
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 or more key services.</p> <p>No service provision is proposed on site. The development will result in marginal 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 would support local businesses through increased patronage and help diversify housing stock available.</p> <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></p> <p>A permanent minor positive effect from the short term.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be required towards service provision where required and tests are met.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	+			

Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson				
SA Objective	Score			Commentary
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 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 existing residential uses. 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.</p>
	0			<p><u>Term</u></p> <p>Neutral effect from the medium term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Contribution towards open space facilities including on space provision.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Low viability may mean that contributions towards open space are not possible at risk of putting overall deliverability of the proposal into doubt (Medium risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity issues in the area.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, the proposal is assessed as having a likely minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>A likely minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Investment in cycle storage and pedestrian and cycle links. Contribution towards transport infrastructure.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Any contributions required towards highways works or promoting sustainable modes of transport may threaten the viability of the proposal depending on their scale and scope (medium risk).</p>
6. To encourage the efficient use of land and conserve and enhance soils.	++			<p><u>Likely Significant Effects</u></p> <p>The Site is brownfield. The redevelopment of the site for housing would make effective use of land. The proposal would support this objective with a significantly positive effect.</p>

Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson			
SA Objective	Score		Commentary
			<p><u>Term</u></p> <p>Permanent significant benefits effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Development should be directed towards brownfield locations within the site.</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	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 50m of a watercourse.</p> <p>The proposal is unlikely to require new water infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a potential neutral effect on this objective.</p> <p><u>Term</u></p> <p>A potential permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Drainage to be assessed and understood.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
	0		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is located in Flood Zone 1, with limited risk of flooding from surface water. A high risk of ground water flooding effects the site. This finding is a result of broad assessment through the SFRA. Further detailed work through the SFRA Phase 2 will confirm the degree and extent of any flood risk affecting the site. As such the proposal has a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Further assessment through the Phase 2 SFRA. The findings of this assessment will inform the mitigation strategy for the site should this be required.</p> <p><u>Assumptions</u></p>

Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not of a sufficient scale to contribute towards a material worsening of air quality problems locally. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects over the plan period.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 4.55. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk. Viability of proposal to support the delivery of sustainable homes in accordance with standards – High Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect for the plan period.</p> <p><u>Mitigation</u></p> <p>None.</p>

Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson				
SA Objective	Score			Commentary
				<u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<u>Likely Significant Effects</u> The proposal not is located within 100m of a designated site. There are no known protected species or habitats within the site. The Site is not located within the Green Infrastructure network. Overall the proposal is considered to have a likely a neutral effect on this objective. <u>Term</u> Neutral effects reducing with mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.
	0			<u>Assumptions</u> None. <u>Uncertainties</u> Low viability and scope for ecological benefits.
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result will likely have a neutral effect on this objective. <u>Term</u> Likely permanent neutral effects <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.	0			<u>Likely Significant Effects</u> The Site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a) and located within the urban area. It is previously developed and now overgrown. The wider urban area is not sensitive to change and is suburban in character varying between Victorian terraces, inter war housing, and post war housing. The proposal would not harm the character of the area. Similarly

Appendix 5: Assessment of Potential Housing Sites

P326 Former Nursery, Barkerhouse Road, Nelson		
SA Objective	Score	Commentary
		<p>whilst vacant, the site has limited visibility due to strong vegetated boundary. Its current condition largely has a neutral effect on the wider area. Overall taking the above into account a neutral effect is assessed for this objective.</p> <p><u>Term</u> Likely permanent neutral effect from the medium term. Initial harm likely during the site clearance and build process.</p> <p><u>Mitigation</u> Adoption of high quality design measures as set out through other policies of the plan.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The site has neutral to positive effects across the majority of SA objectives. This reflects the site's limited scale and its location within the settlement boundary. This reduces the potential for constraints which would otherwise result in adverse effects for environmental objectives, and the reuse of previously developed land assists with objectives seeking the regeneration of the borough, and those which seek to secure the effective use of land. The site is accessible to a good range of services, shops, employment opportunities, as well as public transport, which helps to reduce the need to travel, benefiting transport, and air quality and climate objectives. A minor adverse effect is assessed for flooding objectives owing to the findings of a high risk of groundwater flooding through the SFRA. Minor positive effects are assessed for the site's contribution to housing needs and connected benefits for the economy. The site has previously benefited from planning permission (now lapsed) and as such has been accepted as a suitable location for housing.</p>		

Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for 7ha of employment land and therefore contributes significantly to this objective.</p> <p>The Site sits adjacent to the West Craven Business Park and as such could provide expansion land for this strategic employment site, making use of existing infrastructure, and providing the opportunity to provide for a cluster for a specific industry/skill base.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to have a minor positive effect for this objective owing to the significant contribution made to employment land requirements, and the potential role the Site could have in expanding the skill base of existing industries within the Borough.</p> <p><u>Term</u></p> <p>Permanent Positive 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>

Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
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 adjoined and accessible to Earby. Its development will provide for additional sources of employment within the town. Its future occupiers will diversify and strengthen the employment based on the settlement. Its employees will help support existing services and facilities by increased patronage.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term with temporary relatively minor positive effects during construction, increasing over time with development and occupation of units.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by existing commercial uses, Earby WWTW, and open countryside. The proposed use of employment is considered compatible with these existing uses. Residential uses located at Thornton-in-Craven are unlikely to be affected by proposals taking into account the distance from the site. The adoption of mitigation measures as a precaution would serve to limit the potential for adverse effects. Effects of construction likely to be temporary and disruptive only to occupiers of West Craven Business Park to the South. Overall, a minor positive effect is assessed for this objective noting the benefits brought by employment to health and wellbeing objectives.</p> <p><u>Term</u></p> <p>Permanent positive effects once developed. Minor adverse effects during build period.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Landscaping and boundary treatments to mitigate effects on neighbouring businesses and reduce potential adverse effects from the WWTW.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (low risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>There are no known highway capacity issues locally which would be adversely affected by the site's development. The Site is suitably accessed from the highway.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Minor positive effects remaining the same from first occupation of the Site.</p>
	+			<p><u>Mitigation</u></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>

Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
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 and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</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 located within 10m of an existing watercourse (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 a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect likely to be most prominent during construction. Temporary in nature subject to mitigation and future use of the Site.</p> <p><u>Mitigation</u></p> <p>Development to take place away from the watercourse. Drainage managed into the watercourse, with surface water treated before entering watercourse to prevent contamination and pollution of this watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Nature of uses at the site and effects these will have on the environment (medium risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	--	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the site is affected by flooding with the extent and degree of this risk varying across the site. The site, in part, experiences a high risk of flooding from surface water with large areas prone to surface water flooding within the site away from Earby Beck. Land closer to Earby Beck is subject to flood risk from flooding events (Flood zone 2/3). A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p>

Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
		<p>Significant adverse effects possible. Mitigation measures will reduce this to an acceptable effect.</p> <p><u>Mitigation</u></p> <p>Phase 2 SFRA required to detail how flooding effects the site and to what degree. This should inform the site design and layout.</p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient capacity and means provided on site to deal with surface water flooding without increasing flood risk for future occupiers and adjacent uses.</p> <p><u>Assumptions</u></p> <p>The site is acceptable in national planning policy terms: re Flood risk following sequential assessment and exceptions test where this is considered to be required.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage. Effect of climate change on flood risk patterns. Low-medium risk.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby services, facilities and sources of employment providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site is accessible to a good range of services, including public transport, it is accessible to a nearby existing community (Earby). Whilst there is a relatively high risk of flooding associated with the development of part of the site development can be steered away from these areas. The site therefore has a neutral effect for this objective.</p> <p><u>Term</u></p> <p>The proposals has a likely neutral effect. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby				
SA Objective	Score			Commentary
				<u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0			<u>Likely Significant Effects</u> The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective. <u>Term</u> Permanent Neutral effect <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	-	<u>Likely Significant Effects</u> The Site is located within 100m of a locally designated ecological site. It is not known whether the site is important for protected species. The site is predominantly improved grassland with a small area of semi improved grassland. There is scattered scrub and trees along the field boundaries. The disused Colne-Skipton railway line is a designated Biological Heritage Site and runs along the western boundary of the site. The Site is within and will result in an adverse effect on the Green Infrastructure Network. <u>Term</u> Likely adverse effects most pronounced during construction and in the short to medium term. These effects will in time reduce as mitigation measures mature and become established. <u>Mitigation</u> 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. New buildings and infrastructure should be avoided in close proximity to the BHS running along the western boundary of the site. This can be set out in policy. <u>Assumptions</u> None. <u>Uncertainties</u> Success and management of open space and biodiversity measures. Low-medium risk.

Appendix 6: Assessment of Potential Employment Sites

P013 Land north of West Craven Business Park, Earby		
SA Objective	Score	Commentary
13. To conserve and enhance the historic environment, heritage assets and their setting.	0	<p><u>Likely Significant Effects</u></p> <p>The site is not located in close proximity to any heritage assets. The proposal is unlikely to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character (Zone 13a). The Site occupies the floor of a narrow valley, and contains features which make a minor contribution to this LCA. The Site is not located within area of noted landscape or townscape quality. Whilst in a countryside setting, the Site is adjoined to the south by an exposed and modern industrial estate. Views to the east are limited by the disused railway line. Taking this into account a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Initial adverse effects experienced during the build phase reducing in the longer term as the development establishes and matures.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased economy activity, opportunities for clustering and local trading. The site is accessible to the community served and its development would help to promote sustainable travel. The site is greenfield and subject to a number of constraints. The site is known to be partially subject to a high risk of flooding, requiring appropriate design responses, including the omission of affected areas from development proposals. The site is situated within the drumlin field landscape character area and contains a number of features characteristic of this landscape area. The site has a relatively poor relationship with the wider settlement, adjoining the existing employment site along a single boundary. Landscape harm will result from the development of the site. The site is also sensitive ecologically with a BHS running along the western boundary of the site. Whilst these constraints serve to raise questions over the suitability of the site for employment, the site must be read within the context of the wider landscape which includes the existing built environment. This includes the existing employment site at West Craven Business Park which sits quite dominant within the landscape and also borders the BHS.</p>		

Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for just over 2ha of employment space within the Borough.</p> <p>The Site is located adjacent to Kelbrook, with existing industrial uses located to the east. The development would broaden the economic base of the village and wider West Craven area providing increased access to jobs locally.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective. The effect is reduced by limited scale of the proposal.</p> <p><u>Term</u></p> <p>Permanent Positive 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>

Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site sits on the edge of Kelbrook and its development would help support and diversify the economy of the village and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside with some residential and commercial uses in close vicinity to the Site. The proposed used is considered to be largely compatible with existing uses provided that mitigation measures are implemented. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>There are no known highway capacity constraints 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 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>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>

Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook			
SA Objective	Score		Commentary
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 and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</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	0	<p><u>Likely Significant Effects</u></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><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		
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1, and is assessed to have a have low risk of flooding. The proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p>None.</p> <p>Uncertainties</p> <p>Site specific detail to be assessed at the planning application stage. Effects of climate change on flood risk.</p>
9. To improve air quality.	0	<p>Likely Significant Effects</p> <p>The Site is located in excess of 500m of the Colne AQMA. The site is not located near a known source of air pollution. The Site is accessible to nearby communities, services, facilities providing residents with realistic alternatives to travelling by car. The site is location removed from existing sources of pollution mean that the proposal unlikely to affect or be affected by air quality. The proposal therefore has a neutral effect on this objective.</p> <p>Term</p> <p>Likely permanent neutral effects.</p> <p>Mitigation</p> <p>Adoption of measures to promote access and travel by sustainable transport modes. EV charge points at each property.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>The proportion of residents likely to travel by foot, bicycle and public transport is unknown (medium risk)</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects</p> <p>The site has a suitability score of 4.04. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The score attributed for this objective is a result of the relatively limited constraints which affect the site.</p> <p>Term</p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation</p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p>Likely Significant Effects</p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term</p>

Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook			
SA Objective	Score		Commentary
the sustainable use of natural resources.			<p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated site.</p> <p>The role of the Site for protected species is at this point unknown. The Site is primarily made up of amenity grassland.</p> <p>The Site is located adjacent to the Green Infrastructure Network. Its development is unlikely to harm this network.</p> <p>Overall the proposal is considered to likely have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect with potential neutral effect in the longer term with successful implementation of mitigation measures and connection to the Green Infrastructure Network.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The Site is separated from the historic core of the village by the A56. There is limited visual link between the site and this area of the village. The development of the Site is therefore unlikely to be affected by heritage assets and as a result will have a neutral effect on the plan period.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p>

Appendix 6: Assessment of Potential Employment Sites

P068 Land at Barnoldswick Road/Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>None.</p>
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site is flat and open in 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><u>Term</u></p> <p>Permanent minor adverse effects even with mitigation.</p> <p><u>Mitigation</u></p> <p>Careful siting and design of new dwellings. Boundary treatment work.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased economic activity, opportunities for clustering and local trading. The site is accessible to the community served and its development would help to promote sustainable travel. The site is greenfield and however is affected by relatively few constraints. The site is situated within the drumlin field landscape character area and contains a number of features characteristic of this landscape area. The site forms part of the setting of the wider settlement, and is located at a gateway point into the town. The proposal does not respond to the built form of the village, significantly extending this west beyond the A56. Landscape harm will result from the development of the site.</p>		

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook			
SA Objective	Score		
			<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0
	+		
	<u>Likely Significant Effects</u> The proposal would provide for almost 5ha of employment space making a important contribution to available employment space and the economy of the Borough. The Site is located adjacent to Kelbrook, with existing industrial uses located to the east. The development would broaden the economic base of the village and wider West Craven area providing increased access to jobs locally. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered have a significant positive effect for this objective. <u>Term</u> Permanent minor positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.		

Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site sits on the edge of Kelbrook and its development would help support and diversify the economy of the village and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside with some residential and commercial uses in close vicinity to the Site. The proposed used is considered to be largely compatible with existing uses provided that mitigation measures are implemented. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>The area is not known to suffer from congestion problems.</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 effects likely to remain permanent from completion of the development.</p> <p><u>Mitigation</u></p>
	+			<p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>

Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
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 and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 10m of a water course (Kelbrook Brook)</p> <p>The development may require an upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Most significant effects likely during construction. More limited effects once the development is completed.</p> <p><u>Mitigation</u></p> <p>Development to be directed away from the watercourse, with sufficient drainage and water treatment measures put in place to prevent an increase in flood risk and pollution of the water course.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 however experiences a high risk of surface water flooding. As a result a minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely adverse effects likely to be at its highest during initial stages of construction.</p> <p><u>Mitigation</u></p>

Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Sufficient drainage and flood water storage capacity provided within the Site to prevent an increase in flood risk.</p> <p>Assumptions None.</p> <p>Uncertainties 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>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site is accessible to a nearby community, and a range of services, including public transport. The site is subject to a risk of flooding from surface water. Relatively limited other constraints affect the development of the site. The site therefore has a neutral effect for this objective. The suitably score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p>Term The proposals has a likely neutral effect. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p>

Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook			
SA Objective	Score		Commentary
the sustainable use of natural resources.			<p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
			<p><u>Likely Significant Effects</u></p> <p>The Site is located within 100m of a locally designated site.</p> <p>The role of the Site for protected species is at this point unknown. The Site consists primarily of improved grassland.</p> <p>The Site is located adjacent to the Green Infrastructure Network. However the proposal is for employment use and unlikely to benefit the Green Infrastructure Network.</p> <p>Overall the proposal is considered to likely have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect most prominent during construction and in the shorter term reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p><u>Likely Significant Effects</u></p> <p>The site is not located in close proximity to any heritage assets. The proposal is unlikely to adversely affect any heritage asset or designation. The site scores neutrally for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P069 Land west of Kelbrook Beck, Colne Road, Kelbrook		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The site does not contain the features which contribute to the qualities of this character area. Its development is unlikely to harm the character area significantly, though there may be some views obtainable from the north and west. The Site is relatively well contained with existing road infrastructure and commercial development to the north and east, and the dismantled Colne to Skipton railway line to the west. To the south is open countryside and the development is likely to have some visibility from this aspect. The development will also alter the character and form of the settlement removing open views to the west, and expanding the settlement significantly to the west of Kelbrook Beck. An adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Initial significant adverse effect temporary in nature during construction and in the short to medium term as the development matures and mitigation measures establish. Permanent minor adverse effects in the longer term.</p> <p><u>Mitigation</u></p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased activity, opportunities for clustering and local trading. The site is accessible to the community served and its development would help to promote sustainable travel. The site is greenfield and its development would adversely affect objectives seeking the efficient use of land and protecting natural resources. The site is situated within the drumlin field landscape character area and contains a number of features characteristic of this landscape area. The site forms part of the setting of the wider settlement, and is located at a gateway point into the town. The proposal does not respond to the built form of the village, significantly extending this west beyond the A56. Landscape harm will result from the development of the site. The site experiences flood risk from surface water flooding requiring a design response. It is plausible that responding to this constraint could reduce the net developable area of the proposal.</p>		

Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield			
SA Objective	Score		Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~		<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	- 0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for almost 30ha of employment space within the Borough. The proposal would make a considerable contribution to the employment supply of the Borough. However this supply provided is significantly in excess of requirements and could serve rival the Borough's existing employment areas. The site is relatively isolated from Pendle's communities, its development is unlikely to be of benefit to Pendle.</p> <p>The Site is located in an isolated location adjacent to the M65 (no motorway junction is directly accessible to the site). There is no public transport serving the Site. The development would require access by car.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above an adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Possible permanent 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>

Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	-	<p><u>Like Significant Effects</u></p> <p>The Site is greenfield and sits in an isolated location. The Site will therefore be inaccessible for many. Whilst the proposal could significantly support the economy as whole, its significant scale could undermine investment in town centres and at the Borough's principle employment site at Lomeshaye. An adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect from occupation.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside, the Burnley WWTW and the M65. The proposal is considered to be consistent with neighbouring uses and features and as such is unlikely to result in any adverse effects. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (very low risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	?	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 400m any transport service. It is inaccessible to local services.</p> <p>No known congestion however the proposal is of a significant scale and likely to have a large impact on the local highway network. It is unclear whether the site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score an adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to remain permanent from completion of the development.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Further study of impacts on wider highway network needed.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p>

Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		Use of sustainable modes of travel in accessing the site. (Medium)
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 and may include Best and Most Versatile land. As such the proposal is considered to have a significant adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>Areas of BMV should be avoided for development as far as possible.</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 located within 50m of a watercourse (Spurn Clough)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Most significant effects likely during construction. More limited effects once the development is completed.</p> <p><u>Mitigation</u></p>
	-	<p>Development to be directed away from the watercourse, with sufficient drainage and water treatment measures put in place to prevent an increase in flood risk and pollution of the water course.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p><u>Likely Significant Effects</u></p> <p>The Site majority of the Site is located in Flood Zone 1. Parts of the site are affected by surface water flood risk and by groundwater flood risk. An adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Most significant effects likely during construction. More limited effects once the development is completed.</p> <p><u>Mitigation</u></p>

Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas most at risk of flooding. Sufficient attenuation provided within the Site to ensure that adverse effects on flood risk are avoided.</p> <p>Assumptions None.</p> <p>Uncertainties 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>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site is isolated from the communities of Pendle and is not served by public transport options. The site covers an extensive tract of greenfield land which serves to separate the towns of East Lancashire and check urban sprawl. The proposal will not provide a sustainable approach to addressing employment needs in response to climate change.</p> <p>Term Permanent adverse effects.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. Overall adverse effects are likely to be continued to be measured.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p>Likely Significant Effects The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p>Term Permanent loss where developed.</p> <p>Mitigation</p>

Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield			
SA Objective	Score		Commentary
			<p>To be determined in consultation with Lancashire County Council.</p> <p>Assumptions</p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p>Likely Significant Effects</p> <p>The Site is located within 100m of a locally designated site.</p> <p>The role of the Site for protected species is at this point unknown. The site consists predominantly of improved grassland with some scattered scrub.</p> <p>The Site is located within and would represent a significant loss to the green infrastructure network.</p> <p>Overall the proposal is considered to likely have an adverse effect on this objective.</p> <p>Term</p> <p>Likely adverse effect most prominent during construction and in the shorter term reducing with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-		<p>Likely Significant Effects</p> <p>The Site is located in the vicinity of Greenhead Manor – a grade II* listed building and is likely to form part of its setting which is importance to its significance. Some level of harm is likely given the scale and proximity of the Site to the listed building.</p> <p>Term</p> <p>Likely permanent adverse effects.</p> <p>Mitigation</p> <p>Landscaping open space. Sensitive scaling and siting of development, with form of development responsive to the local area and key sensitivities.</p> <p>Assumptions</p> <p>None</p> <p>Uncertainties</p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P070 Land to the south of Greenhead Lane, Brierfield		
SA Objective	Score	Commentary
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Industrial Foothills and Valleys Landscape Character Area (Zone 6a). The Site contributes significantly to this LCA occupying a large swathe of rural land north of the M65 in the south of Pendle. The Site features a complex field pattern enclosed by vegetated boundaries formed on a gently rising landform. Harm to significant harm to the LCA would arise if the site were developed at the scale proposed. The proposal would represent a major isolated development within the Open Countryside which bears little relation to the existing urban area. The Site would be prominent to views from a wide area of public routes. Its likely to cause harm to significant harm to listed assets. The proposal is within the Green Belt, and makes a major contribution to preventing urban sprawl and protecting the open countryside from development. Its development would therefore conflict with national green belt policy. There are no very special circumstances to warrant the early release of the site for employment development from the Green Belt, with the site of a scale where it significant outstrips need and would cause likely harm to investment and regeneration objectives if it was released. A significant adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent significant adverse effect. Cannot be mitigated in current circumstances.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal has an adverse to significant adverse effect for most SA objectives. This is due to the site's isolated location, its large size and poor relationship to existing settlements, and green belt location. The development of the site would fail to support climate change objectives encouraging travel by car, worsening of air quality, the loss of natural resources, including, potentially, best and most versatile land. The proposal would fail to support objectives which seek to support the regeneration of the borough, and despite providing new jobs, could harm the wider economy, as an alternative location to the borough's existing strategic employment site in a location relatively inaccessible to Pendle's communities. The site experiences a wider range of physical constraints, affecting the suitability of the site by differing degrees. This includes the flood risk, its proximity to the Burnley Waste Water Treatment Works, its biodiversity value, and the likely harm caused to the local historic environment. The poor relationship of the site with existing built form and location within a functioning part of the green belt give rise to significant adverse harm to landscape objectives.</p>		

Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	++	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for almost 20ha of employment space making a significant contribution to available employment space and the economy of the Borough.</p> <p>The Site is located between Colne and Barrowford and in close proximity to the M65. White Walls industrial estate is located nearby to the south of the M65. Overall the site would make a positive contribution to the local economy.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effects. Starting with construction and increasing over time with occupation of the Site.</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>

Appendix 6: Assessment of Potential Employment Sites

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

Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne				
SA Objective	Score			Commentary
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 principally bordered by open countryside with some residential to the south and east. Some adverse effects may occur of adjacent users depending on the nature of activity which takes place at the site. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing. Overall neutral effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective. Overall neutral effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	-	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport services. It is also accessible to local services.</p> <p>There is some congestion locally especially within North Valley. Works are currently underway to improvement road capacity in this area. The proposal is of such a scale where adverse effects may occur. The Site is suitably accessed from the highway for commercial use.</p> <p>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><u>Term</u></p> <p>Neutral effects likely to remain permanent from completion of the development.</p> <p><u>Mitigation</u></p> <p>Planning contributions may to taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes. Further investigation of impact of proposal on local highway capacity needed.</p> <p><u>Assumptions</u></p> <p>None.</p>
	0			

Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne		
SA Objective	Score	Commentary
		<p><u>Uncertainties</u></p> <p>Use of sustainable modes of travel in accessing the site. (Medium)</p>
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</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 located within 10m of a water body (Wanless 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 negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p>Likely Significant Effects The site is relatively accessible to a nearby community, and a range of services, including public transport. The site is subject to a number of sensitivities which affect its suitability for development. This includes biodiversity assets, heritage assets, and the site's strong role within the green belt. The wider road infrastructure is not sufficient in its current form to accommodate the development. Taking the above into account, it is likely that the proposal will have a neutral effect on this objective.</p> <p>Term The proposals has a likely neutral effect. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. Development of a Colne Relief Road.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term Permanent neutral effect.</p> <p>Mitigation</p>

Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne				
SA Objective	Score			Commentary
				None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	+	<u>Likely Significant Effects</u> 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 consists primarily of improved grassland. The Site sits adjacent to the Green Infrastructure Network and may give rise to the potential to expand and enhance this network. Overall the proposal is considered to have an adverse effect on this objective.
	0			<u>Term</u> The most significant adverse effects of the development are likely to be during construction and experienced in the short to medium term. Following completion of development, adverse effects are likely to reduce and improve as mitigation measures start to benefit wildlife including the provision of linkages to the wider green infrastructure network. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<u>Likely Significant Effects</u> The Site is located within the vicinity of several listed buildings and/or structures, including those located along the route of the Leeds Liverpool Canal. The development of the Site, noting its scale and type, could result in adverse effects on these historical assets. <u>Term</u> Likely adverse effects most significant during construction and the early years of the development reducing somewhat as mitigation measures establish. Harm is likely to remain. <u>Mitigation</u> Relationship of the Site to the listed building to be understood through the submission of further evidence. Impact might be reduced with sensitive siting and scaling of development. Boundary treatments and open space. <u>Assumptions</u> None <u>Uncertainties</u>

Appendix 6: Assessment of Potential Employment Sites

P236 Land off Barrowford Road (Site B), Hiers House Lane, Colne		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	--	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site does not contain the features which are important to this LCA and therefore its development is unlikely to harm this LCA. The Site relates poorly to the existing urban area, and is significantly out-of-scale with its surroundings. Its development would represent a substantial protrusion into the open countryside which is likely to be visible from several public and locally important routes such as the Leeds and Liverpool Canal and would be detrimental to the setting of Colne. The Site is designated Green Belt, and has been confirmed to fulfil a crucial role in preventing the coalescence of Colne with Barrowford. There are no known very special circumstances which would support the proposals release from the Green Belt. As a result permanent significant adverse effects are assessed for this objective. This effect is not current considered to be mitigatable.</p> <p><u>Term</u></p> <p>Permanent significant adverse effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased activity, opportunities for clustering and local trading. The site sits at the edge of Colne, and whilst accessible to part of the town, to the wider town, the accessibility of the site is limited noting the limited range of public transport options serving the site. The wider area experiences significant congestion during peak hours. Studies have recommended a relief road of Colne and the proposal's delivery in tandem with this would enable this issue to be addressed. The site is greenfield and is development would adversely affect objectives seeking the efficient use of land and protecting natural resources. The site is designated green belt and has been shown to fulfil the purposes of the Green Belt. There are no exceptional circumstances at this time to justify the release of this land for employment noting assessed level of needs and the contribution fulfilled by existing commitments. The site is subject to ecological and historical constraints which may serve to restrict or prevent part of the site from being developed requiring a design response. The site is not anticipated to cause problems for flood risk, and overall the effects of developing the site on climate change objectives are assessed to be neutral.</p>		

Appendix 6: Assessment of Potential Employment Sites

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

Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site sits outside the built up area but adjacent to Barnoldswick. The development of the Site for employment would give rise to the opportunity for additional local jobs and give rise to support for the local economy.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside. The Site surrounds a centrally located and retained area of residential development. Land in use for a school (West Craven High School) is located to the west, but detached from the Site. The Leeds Liverpool Canal contains the site to the north and east. The proposal is likely to cause harm for residents which sit within the central part of the Site. Some harm to amenity is also likely to the users of the Leeds and Liverpool Canal including those at the moorings. Overall minor adverse effects are assessed for this objective. This takes into account the health benefits of the proposal but this is not sufficient to outweigh the harm caused.</p> <p><u>Term</u></p> <p>Most substantial effects likely during construction (Temporary). Permanent adverse effects are likely to remain from occupation of the Site.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable off set between existing residential development and any commercial development. Suitable off set between the canal and commercial development.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p> <p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>

Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick		
SA Objective	Score	Commentary
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 and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</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 located within 10m of a watercourse (Leeds and Liverpool Canal)</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Minor negative effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Avoid development close to water body. Ensure adequate drainage measures within site.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>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><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1. There is a high risk of flooding from groundwater. A minor adverse effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Minor adverse effects potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p>

Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Provision of sufficient storage capacity to mitigate flood risk without causing increased risk in offsite locations as a result of the development of the Site.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p>Likely Significant Effects The site has a suitability score of 4.52. The site therefore has a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recorded for this objective is largely due to the site's strong accessibility to existing service provision.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure	0	<p>Likely Significant Effects The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p>

Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick				
SA Objective	Score			Commentary
the sustainable use of natural resources.				<p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0	<p><u>Likely Significant Effects</u></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 located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect most significant in the short term. Potential Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located in close proximity to two listed building/structure and likely to form part of their setting/within their influence. The development of the site may adversely affect these listed assets resulting in at least less than substantial harm. A minor adverse effect is assessed as a result.</p> <p><u>Term</u></p> <p>Likely adverse effect with reduced impact possible with mitigation measures.</p> <p><u>Mitigation</u></p> <p>Development located away from listed structures with suitable boundary treatment.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p>

Appendix 6: Assessment of Potential Employment Sites

P266 Land North East of Kelbrook Road, Barnoldswick		
SA Objective	Score	Commentary
		Public benefits of the proposals outweigh the harm identified to the historic environment (medium risk).
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Drumlin Field Landscape Character Area (Zone 13a). The Site contributes to the qualities of this LCA with complex landforms and vegetated boundaries rising from the canal. The Site also affords views out to land which contributes significantly to this LCA. The loss of the site would harm the LCA at a local level. The proposal would significantly extend the built up area of Barnoldswick south and eastwards to the Leeds Liverpool Canal. In this way the proposal would round off the settlement using the canal as a distinct settlement boundary. The development would be highly visible to the east which likely adverse effects on the landscape. Adverse effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Likely adverse effect unlikely to be reduced much by mitigation measures.</p> <p><u>Mitigation</u></p> <p>Suitable buffer and boundary treatment works to the Canal. Provision of green routes through the development to break up the form of development providing a reduced density development on the edge of the settlement and safeguarding views through the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The proposal scores positively employment and regeneration objectives owing to the benefits brought by new employment development to these objectives, providing increased supply and availability of jobs locally, increased economic activity, opportunities for clustering and local trading. The site is accessible to the local community by foot, bicycle and public transport. Its development would support sustainable transport objectives. Adverse effects for health are noted due to the proximity of the site to existing dwellings (newly built) and users of the Leeds and Liverpool Canal. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is subject to flood risk and so the scale and layout of the development will need to be designed around this constraint ensuring the proposal does not increase on and off site flood risk for all sources accounting for the effects of climate change. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site is near to listed buildings potentially forming part of their setting. The proposal will alter this setting potentially resulting in less than substantial harm. An adverse effect is found for the historic environment objective as a result. The proposal is visible from wider areas including public routes and positively contributes to the special forms and features of the landscape character area. Its loss to development would result in an adverse effect on the local landscape resulting in adverse effects for this objective. A minor positive effect is assessed for climate change objective.</p>		

Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for 1.4ha of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is located west of Kelbrook on an existing public transport route into the town with good connections to neighbouring villages and is easily accessible to the A56, a strategic route through the Borough. The proposal would support local jobs provision, and enhance the skill base and employment base of West Craven.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p><u>Term</u></p> <p>Initial adverse effect as existing operation closes (if alternative site not found). Some positive effects (temporary) during construction. With positive effects from occupation. In time this will balance out at a likely neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site sits outside of Kelbrook. The development of the Site for employment would give rise to opportunity to access jobs locally reducing the need to travel.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The Site is surrounded by open countryside. The proposal is considered to be compatible with this existing use. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	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 known highway capacity 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 minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect from the medium term.</p> <p><u>Mitigation</u></p>
	+			<p>Travel plan measures aimed at reducing car usage and promoting access by foot, bicycle and public transport.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Mitigation measures may strain viability depending on their scope (medium risk). Travel plan measures may be unsuccessful in promoting a modal shift (medium risk).</p>

Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
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 and as a result would not assist in the achievement of this objective. The site is not known to include Best and Most Versatile (BMV) Land. As a result the site has a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Adoption of higher densities to reduce land are limited due to location of the site in a prominent view.</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 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><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	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in Flood Zone 1 and as such has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.78. The site therefore has a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within a Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook			
SA Objective	Score		Commentary
			<u>Assumptions</u> None. <u>Uncertainties</u> None.
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0 <u>Likely Significant Effects</u> 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 improved grassland. The Site is located adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network. Overall the proposal is considered to have a likely minor adverse effect on this objective. <u>Term</u> Minor adverse effect most significant in the short term. Potential Neutral effect from the medium to long term with the implementation of mitigation measures. <u>Mitigation</u> Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings. <u>Assumptions</u> None. <u>Uncertainties</u> None.
13. To conserve and enhance the historic environment, heritage assets and their setting.		0	<u>Likely Significant Effects</u> The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective. <u>Term</u> Likely permanent neutral effect. <u>Mitigation</u> None. <u>Assumptions</u> None <u>Uncertainties</u> None.
14. To conserve and enhance landscape character and townscapes.		-	<u>Likely Significant Effects</u> 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

Appendix 6: Assessment of Potential Employment Sites

P273 Land north of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>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 minor adverse effect is assessed.</p> <p><u>Term</u> Minor adverse effect reducing with the implementation of mitigation measures.</p> <p><u>Mitigation</u> 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><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal scores positively in relation to employment objectives owing to the benefits brought providing increased supply and availability of jobs locally. The site is beneficial for transport objectives owing to its accessibility to services and public transport and the general absence of local congestion problems. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity requiring further assessment. The site is adjacent to an existing ecological designation and therefore its development has the potential to adversely affect this designation. The site does not affect the historic environment. The proposal is visible from wider areas including public routes and positively contributes to the special forms and features of the landscape character area. It is isolated from Kelbrook requiring further land to come forward first. Its loss to development would result in an adverse effect on the local landscape resulting in adverse effects for this objective. A neutral effect is assessed for climate change objectives.</p>		

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u> The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u> Permanent.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The proposal would provide for just over 2.51a of employment space making a positive contribution to available employment space and the economy of the Borough.</p> <p>The Site is isolated distant from any settlement. Whilst its development will contribute to the economy of the Borough as a whole, the proposal is unlikely to benefit any specific industry or sector.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a minor positive effect for this objective.</p>
	+			<p><u>Term</u></p> <p>Permanent positive effects.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	-	<p><u>Like Significant Effects</u></p> <p>The Site sits in an isolated location and is unlikely support investment, regeneration or address deprivation. The proposal is likely to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Likely positive effects negated by distance of the proposal from the nearby settlement and is accessibility by sustainable modes of travel. Overall minor adverse effects are assessed.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	0			<p><u>Likely Significant Effects</u></p> <p>The Site is surrounded by open countryside with land primarily in agricultural use. Residential properties are located nearby. Depending on the use of the site and specific processes and operations, the proposal has the potential to harm the amenity of existing residents. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective. Overall neutral effects are assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects. There is potential for these to be reduced if the mitigation measures are implemented effectively depending on the end use of the site and nature of this use.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	-	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is not located within 400m of any transport service.</p> <p>There are no capacity problems in the local highway network which would be adversely affected by the proposed development. The Site is suitably accessed from the highway for commercial use.</p> <p>The development would not support investment in, or result in the loss of transport infrastructure and services.</p> <p>Accounting for the above, on balance, the site is considered to score a minor negative effect for this objective.</p> <p><u>Term</u></p> <p>Minor negative effects likely to remain permanent from completion of the development.</p> <p><u>Mitigation</u></p> <p>Planning contributions may be taken towards infrastructure needs where justified. Investment in cycle storage and pedestrian and cycle links. Travel Plan measures to influence access to the site via sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>Scope and viability to promote and invest in sustainable transport modes.</p> <p><u>Uncertainties</u></p>

Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
		Use of sustainable modes of travel in accessing the site. (High risk)
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p>Likely Significant Effects</p> <p>The Site is previously developed although is being reclaimed by nature. The redevelopment of the site would support this objective. A significant positive effect is assessed.</p> <p>Term</p> <p>Permanent significant positive effects.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
7. To conserve and enhance water quality and resources	0 0	<p>Likely Significant Effects</p> <p>The Site is not located within 50m of a watercourse of water body.</p> <p>The Site is not likely to require the provision of new water management infrastructure.</p> <p>Overall the site is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Permanent neutral effect.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
	0	
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	-	<p>Likely Significant Effects</p> <p>The Site is located in Flood Zone 1, however has a high risk of flooding from surface water. An adverse effect is assessed for this objective.</p> <p>Term</p> <p>Adverse effect potentially reducing with the implementation of mitigation measures.</p> <p>Mitigation</p>

Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
		<p>Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development to avoid areas of risk from flooding. Sufficient storage provided on site to accommodate flood water ensure no increased risk of flooding elsewhere.</p> <p>Assumptions None.</p> <p>Uncertainties Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p>Likely Significant Effects The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects.</p> <p>Mitigation Adoption of measures to promote access and travel by sustainable transport modes.</p> <p>Assumptions None</p> <p>Uncertainties None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	-	<p>Likely Significant Effects The site has a suitability score of 2.87. The site therefore has a minor adverse effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The low score assessed is a result of the site's isolated location.</p> <p>Term Based on the location of the site and its physical characteristics, the proposal is considered to have a minor adverse effect of this objective. The full effects will only be known at the detailed design stage.</p> <p>Mitigation Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p>Assumptions None.</p> <p>Uncertainties Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse,	-	<p>Likely Significant Effects 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>

Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth				
SA Objective	Score			Commentary
recycle, recover) and ensure the sustainable use of natural resources.				<p>Term Permanent loss where developed.</p> <p>Mitigation To be determined in consultation with Lancashire County Council.</p> <p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	0	?	0	<p>Likely Significant Effects</p> <p>The proposal is not located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species. The site consists primarily of unimproved grassland and scattered scrub.</p> <p>The Site is not located within the Green Infrastructure network.</p> <p>Overall the proposal is considered to have a likely neutral effect on this objective.</p>
	0			<p>Term Minor adverse effect possible during construction phase, soon turning to neutral following completion.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0			<p>Likely Significant Effects The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p>Term Likely permanent neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties</p>

Appendix 6: Assessment of Potential Employment Sites

P277 Former Waterworks and Quarry, High Lane/Moor Lane, Salterforth		
SA Objective	Score	Commentary
		None.
14. To conserve and enhance landscape character and townscapes.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within the Moorland Fringe Landscape Character Area (Zone 4g). The Site itself does not reflect the features of this LCA being previously subject to intensive activity. The development of the site would harm the character of the wider landscape. The Site is isolated within the open countryside. It is not a suitable location for major development. Its development will adversely affect the local landscape, views, and character. A minor adverse effect is assessed.</p> <p><u>Term</u></p> <p>Permanent minor adverse effects.</p> <p><u>Mitigation</u></p> <p>Scaling, layout, type and amount of development. Use of natural materials for construction. Comprehensive landscaping scheme required.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: The principle benefit of the proposal is its previously developed form and relative containment. The wider benefits however are limited due to the site's isolated location. This serves to significantly reduce the benefits the proposal has for economic, health and regeneration objectives, with little to no benefit recorded. The development of the site will force people to travel by car to access employment and to service the site. This will increase the reliance on car usage, countering objectives for sustainable transport, the promotion of air quality, and climate change. The site is not known to be subject to flood risk. It is unclear what role the site has for biodiversity though the site is being reclaimed by nature. Further assessment is required. The site does not affect the historic environment. Whilst contained, the introduction of a major development to the open countryside is likely to cause harm to the local landscape, harm is also assessed for residential amenity, with the degree of this harm, dependent on the type and intensity of the use which is proposed.</p>		

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook				
SA Objective	Score			Commentary
				<u>Uncertainties</u> None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<u>Likely Significant Effects</u> The proposal would provide for 1.71ha of employment space making a positive contribution to available employment space and the economy of the Borough. The Site is located west of Kelbrook on an existing public transport route into the town with good connections to neighbouring villages and is easily accessible to the A56, a strategic route through the Borough. The proposal would support local jobs provision, and enhance the skill base and employment base of West Craven. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.
	+			Accounting for the above, the site is considered to score a positive effect for this objective. <u>Term</u> Permanent positive effects. <u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Medium risk.

Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site sits outside the built up area but adjacent to Kelbrook. The development of the Site for employment would give rise to opportunity to access jobs locally reducing the need to travel.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation increasing over time with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by open countryside with land in agricultural use and residential dwellings. Subject to the adoption of specific mitigation measures through the design and build process, the proposal should be compatible with these uses. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours may be disruptive to existing neighbours (moderate risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 400m of one or more transport service.</p> <p>There are 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 a minor positive effect for this objective.</p> <p><u>Term</u></p> <p>A minor positive effect potentially reducing with the adoption of mitigation measures.</p> <p><u>Mitigation</u></p>
	+			<p>Investment in cycle storage and pedestrian and cycle links may be required. Further study of congestion in the area and the contribution made by the development to this required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook			
SA Objective	Score		Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-		<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to comprise Best and Most Versatile Land (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	--	-	<p><u>Likely Significant Effects</u></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>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Minor adverse effect potentially reducing with the implementation of mitigation measures.</p>
	-		<p><u>Mitigation</u></p> <p>Development 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><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0		<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that the Site is located in Flood Zone 1 with minimal risk of flood. As such the proposal has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effects with adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Adoption of the SuDs hierarchy to manage surface water drainage from the site.</p> <p><u>Assumptions</u></p>

Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p>None.</p> <p><u>Uncertainties</u></p> <p>Site specific detail to be assessed at the planning application stage.</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u></p> <p>The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u></p> <p>Likely permanent neutral effects.</p> <p><u>Mitigation</u></p> <p>Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The site has a suitability score of 3.65. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u></p> <p>Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u></p> <p>Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p>

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P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook			
SA Objective	Score		Commentary
			<p>Assumptions Site does not provide a commercially attractive or viable site for extraction.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
			<p>Likely Significant Effects 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 amenity grassland. The Site is adjacent to the Green Infrastructure network. Its development is unlikely to adversely affect this network. Overall the proposal is considered to have a likely adverse effect on this objective.</p> <p>Term Adverse effect reducing from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect for this objective.</p> <p>Term Likely permanent neutral effect.</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	--		<p>Likely Significant Effects 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</p>

Appendix 6: Assessment of Potential Employment Sites

P298 Land to the rear of Craven Heifer, Colne Road, Kelbrook		
SA Objective	Score	Commentary
		<p>development would be highly visible from public routes including PROW. A significant adverse effect is assessed, reducing to adverse if developed in conjunction with P068/P273.</p> <p><u>Term</u> Significant adverse reducing with mitigation and if developed with P068.</p> <p><u>Mitigation</u> Boundary treatments. Layout and form of development. Open Space to break up development and reduce its visibility. Development should be in conjunction with P068/P273.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The site adjoins Kelbrook a Rural Service Village, and will increase opportunities for employment within the village and wider local area. Its development will benefit the local economy and could add to local industrial clusters. There are limited services available within Kelbrook, however the site is served by public transport, helping to encourage travel by sustainable forms of transport. The site is accessible from the highway and there are no major notable traffic problems locally. The proposed use is largely compatible with adjacent uses subject to mitigation measures. The proposal relates to undeveloped land and as such does not support aims to secure the efficient use of land or protecting natural resources. There is potential given the site's close proximity to an existing watercourse that the proposal may affect the integrity of this channel. Safeguarding measures may be required. The site is not known to be affected by flooding, however further assessment will be required. The site is close to a designated site and has the potential to affect this designation. Further detail about the site's ecological role and value is at this stage unknown, and requires further assessment. Adverse effects are assessed for biodiversity objectives. The proposal is not known to affect the historic environment. The proposal is located in the open countryside and does not contain the features which contribute to the local landscape character area. The site however poorly relates to the settlement pattern of Kelbrook magnifying its potential to cause adverse effects to local character including the setting of Kelbrook. A significant adverse effect is therefore assessed for landscape objectives. Overall a neutral effect is assessed for climate change objectives.</p>		

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u> The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u> Permanent.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

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P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick			
SA Objective	Score		
			None.
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0
	+		
			<p><u>Likely Significant Effects</u></p> <p>The make us of land currently undeveloped and located within the settlement boundary and as such is likely to make a minor positive effect for this objective.</p> <p>The Site is adjacent to the Crow Nest Industrial Estate. The proposal could provide for a more efficient and effective use of land, supporting local jobs and the expansion of key sectors within the town.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent positive 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>

Appendix 6: Assessment of Potential Employment Sites

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

Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The Site is bordered by employment and residential uses. The Leeds and Liverpool Canal is located adjacent to the east. Some adverse effects may occur of adjacent residents/occupiers, and users of the Canal, if mitigation measures are not adopted. The policy benefits health and wellbeing, recognising the role the policy has in promoting job creation in the borough.</p> <p><u>Term</u></p> <p>Adverse effects likely to be most pronounced during and limited to the construction period. Effects likely to reduce over the longer term as mitigation measures establish. Overall minor positive effects likely subject to adoption of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Construction hours. Construction management plan. Restrictions on hours of operation. Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	+			<p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of undeveloped land sitting within the settlement boundary which is underutilised. The proposal will make effective use of land.</p> <p><u>Term</u></p> <p>Permanent significant positive effects from completion.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	-- -	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a watercourse or water body (Leeds Liverpool Canal).</p> <p>The development is may require an upgrade to water management infrastructure noting nearby water infrastructure and the potential effect of redeveloping the site on these.</p> <p>There is potential for the proposal to adversely affect water quality noting nearby watercourses and potential land uses. Remediation measures may be required to address any contamination issues carefully and without polluting local water resources.</p> <p>Overall the proposal is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Adverse effects likely to be highest during construction. Adverse effects will be kept to a minimum provided mitigation measures are adopted for the design and construction of the development. Overtime the effects of the development on the environment would reduce to nil and may become positive provided mitigation is successful and a high quality design is adopted.</p> <p><u>Mitigation</u></p> <p>Site Investigation required. Remediation works to be undertaken in accordance with findings of site investigation. Development to be directed away from the Canal, with drainage managed on-site to limit flow into the Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking	-	<p><u>Likely Significant Effects</u></p> <p>The SFRA finds that parts of the site are subject to a high risk of flooding. The Site is subject to a high risk of flooding from surface water. This is likely to affect the capacity of the site for development. A minor adverse effect is therefore assessed for this objective.</p>

Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
into account the effects of climate change.		<p><u>Term</u> Minor adverse effects potentially reducing with the adoption of mitigation measures where suitable.</p> <p><u>Mitigation</u> Adoption of the SuDs hierarchy to manage surface water drainage from the site. Development in high risk areas from flooding to be avoided as informed by a site specific FRA. Sufficient storage capacity provided within the site to ensure that flood risk doesn't increase elsewhere.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Site specific detail to be assessed at the planning application stage</p>
9. To improve air quality.	0	<p><u>Likely Significant Effects</u> The Site is located in excess of 500m of the Colne AQMA. The Site therefore has a neutral effect on this objective.</p> <p><u>Term</u> Likely permanent neutral effects.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<p><u>Likely Significant Effects</u> The site has a suitability score of 4.13. The site therefore would have a minor positive effect for this objective. The suitability score assesses access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. The high score recognises the accessibility of the site to existing services, shops, sources of employment and public transport provision thereby helping to promote the use of non-car modes for travel, and the proposal to reuse and reorganise a site which is largely previously developed.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u></p>

Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick			
SA Objective	Score		Commentary
			Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0		<p>Likely Significant Effects</p> <p>The Site is not located within the Mineral Safeguarding Zone, and as a result is considered to have a neutral effect on this objective.</p> <p>Term</p> <p>Neutral effect for the plan period.</p> <p>Mitigation</p> <p>None.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	0
	-		<p>Likely Significant Effects</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. Its development is unlikely to adversely affect this network.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p>Term</p> <p>Minor adverse effect improving towards a neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p>Mitigation</p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats. Creation of new habitats where appropriate within open space, landscaping, and new buildings.</p> <p>Assumptions</p> <p>None.</p> <p>Uncertainties</p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	0		<p>Likely Significant Effects</p> <p>The Site is unlikely to affect any nearby heritage assets. The Leeds and Liverpool Canal runs adjacent to the site. Whilst the canal has historical significance it has a transitional and varied character through Barnoldswick which would not be significantly altered with the development of the site for employment. The current form of the site (in terms of its vacant and undeveloped elements) does not contribute to the quality of the canal corridor in any way. Taking this into account the proposal is likely to have a neutral effect for this objective.</p>

Appendix 6: Assessment of Potential Employment Sites

P309 Land at Ouzledale Foundry, Long Ing Lane, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Term</u> Likely permanent neutral effect.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
14. To conserve and enhance landscape character and townscapes.	0	<p><u>Likely Significant Effects</u> The Site comprises of vacant land within the settlement boundary. The site is closely related to land used for employment, which of limited visual quality. The current form of the site, together with its surroundings does not contribute positively to urban quality and the proposal to develop this land for employment is unlikely to significantly degrade or enhance urban quality – though opportunities exist.</p> <p><u>Term</u> Initial adverse effects likely to turn positive in the longer term once the development is completed. Overall neutral effects are assessed from the proposal.</p> <p><u>Mitigation</u> Existing greenery on site should be incorporated and expanded through the design of the redevelopment. The setting of the canal should be enhanced with greater accessibility.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: This appraisal relates to the extent of the site which is located outside of the protected employment site only. Positive effects are found for employment and regeneration objectives noting the site's proximity to existing sources of employment and services and the role the site will have in contributing to the local economy. The site is accessible to public transport provision and its development is unlikely to significantly worsen congestion problems. A minor positive effect is assessed for transport objectives. The proposal relates to land which is under used within the settlement boundary of Barnoldswick and therefore has significant positive effects for use of resources and making efficient use of land. The proposal is closely related to the Leeds and Liverpool Canal. The proposal has the potential to affect the structural integrity of the canal. The site is subject to a degree of flood risk. Minor adverse effects are found for this objective. The proposal site is adjacent to a designated ecological site. Its development could adversely affect the integrity and quality of habitats in this designation. The proposal site has unknown value for protected species. Further assessment and surveys are required. The site is adjacent to the green infrastructure network. The proposal has the potential to connect with this network. Overall the proposal has a minor adverse effect for biodiversity objectives. The proposal is unlikely to harm the local historical environment noting the relative poor quality of the existing site, adjacent uses and transitional nature of the canal route through Barnoldswick. The condition of the site and close relationship with adjacent employment uses means that its development is unlikely to harm or enhance the local built environment, though opportunities clearly exist to secure enhancements with a higher quality design. Equally if the proposal is not subject to a high quality and evidenced approach, then the proposal has the potential to harm the local environment. Overall, taking this above in account, the proposal has a minor positive effect for climate change.</p>		

Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	0	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal seeks to redevelop existing employment land current part of Rolls Royce. The proposal would help to maintain employment levels in the Borough. The proposal would have a neutral effect for this objective.</p> <p>The proposal would make effective use of developed and likely highly contaminated land for employment.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent positive 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>
	+			

Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site forms an economically functional developed site within the open countryside. Its effective re-use for employment would support the regeneration of West Craven.</p> <p><u>Term</u></p> <p>Likely minor positive effects in the long term with reuse of the site.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The Site does not relate closely to any existing development or uses. Its development unlikely to adversely affect existing uses. The redevelopment of the site would enable a highly contaminated site to be addressed and effectively reused. This would benefit the local environment and could enhance local water and air quality. The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	+			<p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	++	<p><u>Likely Significant Effects</u></p> <p>The Site is comprised of brownfield land in use for employment. The proposal is therefore considered to have a significant positive effect for this objective.</p> <p><u>Term</u></p> <p>Adverse effects during demolition and remediation works. Soon changing to positive and significant positive through the build stages and after completion.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
7. To conserve and enhance water quality and resources	<div>-</div> <div>-</div> <div>-</div>	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 50m of a watercourse (Leeds and Liverpool Canal).</p> <p>The development is unlikely to require upgrading to existing water infrastructure.</p> <p>The proposal may affect water quality as a result of the site's development.</p> <p>Overall the site is considered to have a minor adverse effect for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Ground investigation required. Development (including remediation works) to take place in accordance with recommendations for this report.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>Ground works may render the proposal unviable (high risk).</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding from rivers and medium risk of flooding from surface water. A low chance of flooding from groundwater affects the site. Flood risk is unlikely to affect the site's suitability though may affect its overall capacity. A neutral effect is assessed for this objective.</p>

Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Term</u> Permanent neutral effect.</p> <p><u>Mitigation</u> Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>
9. To improve air quality.	+	<p><u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The redevelopment of the site could benefit local air quality by removing a pollution source and its replacement with a less intense use. The proposal therefore has a minor positive effect on this objective.</p> <p><u>Term</u> Minor positive effects over the plan period.</p> <p><u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).</p>
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	<p><u>Likely Significant Effects</u> The site has a suitability score of 3,61. The site therefore would have a neutral effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations.</p> <p><u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a neutral effect of this objective. The full effects will only be known at the detailed design stage.</p> <p><u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick				
SA Objective	Score			Commentary
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	-			<p><u>Likely Significant Effects</u></p> <p>The Site is located within a Mineral Safeguarding Zone, and as a result is considered to have a minor negative effect on this objective.</p> <p><u>Term</u></p> <p>Permanent loss where developed.</p> <p><u>Mitigation</u></p> <p>To be determined in consultation with Lancashire County Council.</p> <p><u>Assumptions</u></p> <p>Site does not provide a commercially attractive or viable site for extraction.</p> <p><u>Uncertainties</u></p> <p>None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	-	<p><u>Likely Significant Effects</u></p> <p>The site is located within 100m of a designated site.</p> <p>It is unclear whether the Site fulfils an important role for protected species.</p> <p>The Site is located adjacent to the Green Infrastructure network and has the potential to adversely affect it through contaminants.</p> <p>Overall the proposal is considered to have a likely minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Neutral effect from the medium to long term with the implementation of mitigation measures.</p> <p><u>Mitigation</u></p> <p>Implementation of net gains for biodiversity on site in line with policy. Protection and enhancement of existing habitats particularly of those located close to the Leeds and Liverpool Canal. Creation of new habitats where appropriate within open space, landscaping, and new buildings. Careful and comprehensive ground remediation works likely to be required.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.	+			<p><u>Likely Significant Effects</u></p> <p>The site is located adjacent to a several listed buildings and structures largely associated with the Leeds and Liverpool Canal. The site used for heavy industrial use and has a functional appearance. The site in its current form is therefore likely to detract from this environment if there is any relationship. The redevelopment of the site for a less intensive use will be of benefit to the historic environment, care will however be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor adverse effect.</p>

Appendix 6: Assessment of Potential Employment Sites

P313 Land at Gyhill Brow, Skipton Road, Barnoldswick		
SA Objective	Score	Commentary
		<p><u>Mitigation</u></p> <p>Care will be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets</p> <p><u>Assumptions</u></p> <p>None</p>
14. To conserve and enhance landscape character and townscapes.	+	<p><u>Likely Significant Effects</u></p> <p>The site is located within the Drumlin Field (13a) Landscape Character Area. The site used for heavy industrial use and has a functional appearance. It does not therefore reflect the characteristics of the local landscape character in anyway and detracts from this landscape in its current form. The site is located adjacent to a several listed buildings and structures largely associated with the Leeds and Liverpool Canal. The site in its current form is therefore likely to detract from this environment if there is any relationship. The redevelopment of the site for a less intensive use will be of benefit to the historic environment, care will however be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets. Whilst noting that the site is isolated from existing settlements, it is nevertheless concluded that a minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent minor positive effect.</p> <p><u>Mitigation</u></p> <p>Care will be needed for the specific design, orientation, materials and layout of new buildings constructed particularly those nearest to designated heritage assets and those featuring at the boundaries of the site.</p> <p><u>Assumptions</u></p> <p>None</p> <p><u>Uncertainties</u></p> <p>None.</p>
<p>Summary: Whilst already forming a site used for active employment use, the proposal enables the continued economic use of the site. Positive effects are therefore found for employment and regeneration objectives. Whilst located outside of Barnoldswick and within the open countryside, the site is served by public transport links and there is opportunity to make use of the canal towpath for walking or cycling. The proposal supports objectives seeking the reuse and optimisation of developed land and helps to safeguard wider greenfield land. The proposal is closely related to the Leeds and Liverpool Canal and in particular a number a heritage assets found along this corridor. The redevelopment provides the opportunity to enhance the character and setting of the area, removing industrialised form from an otherwise rural landscape. The same benefits are highlighted for landscape objectives, and the redevelopment will remove risk of pollution entering the wider area from the proposal site when its current use ends, enabling this to be effectively treated. The proposal provides opportunities to create linkages to the green corridor provided by the Leeds and Liverpool Canal. Taking the above into account, and noting the relatively isolated location of the site, the proposal is assessed to have a neutral effect for climate change objectives.</p>		

Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~			<p><u>Likely Significant Effects</u></p> <p>The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u></p> <p>Permanent.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<p><u>Likely Significant Effects</u></p> <p>The proposal seeks to provide 1.45 ha of employment land.</p> <p>The proposal would provide additional jobs in an area accessible to existing communities.</p> <p>The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision.</p> <p>Accounting for the above, the site is considered to score a positive effect for this objective.</p> <p><u>Term</u></p> <p>Permanent positive 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>

Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+	<p><u>Like Significant Effects</u></p> <p>The Site sits near to Kelbrook and Salterforth, and its development would help support and diversify the economy of the villages and wider West Craven Area. A minor positive effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.</p> <p><u>Mitigation</u></p> <p>None.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.</p>

Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	+			<p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to 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>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a water course (unnamed)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Potential adverse effects reducing longer term with effective mitigation.</p> <p><u>Mitigation</u></p> <p>Development should not take place near to the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p>

Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		None. <u>Uncertainties</u> None.
9. To improve air quality.	0	<u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective. <u>Term</u> Neutral effects over the plan period. <u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures. <u>Assumptions</u> None <u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<u>Likely Significant Effects</u> The site has a suitability score of 4.22. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage. <u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<u>Likely Significant Effects</u> The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective. <u>Term</u> Permanent Neutral effect <u>Mitigation</u> None.

Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook			
SA Objective	Score		Commentary
			<p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p>0</p> <p>Likely Significant Effects The Site is located within 100m of any 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 of Pendle. A minor adverse effect is assessed for this objective.</p> <p>Term Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.		0	<p>Likely Significant Effects The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p>Likely Significant Effects The site is located within the Drumlin Field Landscape Character Area (13c). It has some of the features of this character area and has good connectivity with wider land to the north which makes a stronger contribution. Whilst contained to the south and east by strong boundary features (as provided by the road and former railway), the site is nevertheless isolated and its topography increases its</p>

Appendix 6: Assessment of Potential Employment Sites

P316 Fields west of disused railway line, Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>visibility from wider areas to the north. The proposal would therefore result in adverse effects for this objective. The effects are limited noting the relatively small scale nature of the proposal.</p> <p><u>Term</u> Likely permanent adverse effect.</p> <p><u>Mitigation</u> Layout, density and design of development. Use of landscaping. Consideration should be given to a much reduced scale of proposal.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for employment objectives due to the opportunities created for jobs situated near to existing communities. Positive effects are assessed for transport objectives noting the site's accessibility by public transport. There is also opportunity to walk and cycle to the site from nearby settlements. There are adverse effects for securing the effective use of land noting the site's greenfield condition. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The proposal is unlikely to affect the historic environment. The site makes some contribution to the local landscape area with connectivity to land making a more important contribution towards this area located beyond. The site is in an isolated location. It is however limited in scale and contained by man-made features. Overall a minor adverse effect is assessed for this objective. A minor positive effect is assessed for climate change objectives.</p>		

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.	~	<p><u>Likely Significant Effects</u> The proposal is not related to this objective and as such has a negligible impact.</p> <p><u>Term</u> Permanent.</p> <p><u>Mitigation</u> None.</p> <p><u>Assumptions</u> None.</p> <p><u>Uncertainties</u> None.</p>

Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	+	+	0	<u>Likely Significant Effects</u> The proposal seeks to provide 4.68 ha of employment land. The proposal would provide additional jobs in an area accessible to existing communities. The proposal does not involve the loss or provision of education facilities and as such scores neutrally for education provision. Accounting for the above, the site is considered to score a positive effect for this objective. <u>Term</u> Permanent positive effects.
	+			<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> None.
3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	+			<u>Like Significant Effects</u> The Site sits near to Kelbrook and Salterforth, and its development would help support and diversify the economy of the villages and wider West Craven Area. A minor positive effect is assessed for this objective. <u>Term</u> Likely positive effects from the medium term on occupation with temporary minor positive effects during construction.
				<u>Mitigation</u> None. <u>Assumptions</u> None. <u>Uncertainties</u> It is uncertain what types of businesses will locate to the Site. The number of jobs made available and whom and how local these jobs will be filled by. Low Risk.

Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook				
SA Objective	Score			Commentary
4. To improve the health and wellbeing of those living and working in the Pendle area.	+			<p><u>Likely Significant Effects</u></p> <p>The development will provide opportunities to access employment locally, with associated beneficial effects for health and wellbeing.</p> <p><u>Term</u></p> <p>Any adverse effects likely to be most significant during construction period. Longer term minor positive effects are assessed for this objective.</p> <p><u>Mitigation</u></p> <p>Restriction of use class. Treatment of waste products. Suitable storage and collection of waste products. Landscaping and boundary treatments. Suitable offset between areas of employment and existing/proposed residential. Suitable boundary treatment between employment and the Canal.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>It is uncertain what types of businesses will locate to the Site. Commercial activities and operations may be disruptive to existing neighbours (limited risk).</p>
5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	0	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.</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 minor positive effect from the medium term with implementation of mitigation measures.</p> <p><u>Mitigation</u></p>
	+			<p>Investment in cycle storage and pedestrian and cycle links may be required. Resolve narrow access point over railway.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>

Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
6. To encourage the efficient use of land and conserve and enhance soils.	-	<p><u>Likely Significant Effects</u></p> <p>The Site is greenfield but not known to 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>Viability for residential development.</p>
7. To conserve and enhance water quality and resources	-- 0	<p><u>Likely Significant Effects</u></p> <p>The Site is located within 10m of a water course (unnamed)</p> <p>The development is unlikely to require any upgrade to water management infrastructure.</p> <p>The proposal is unlikely to affect water quality.</p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p> <p><u>Term</u></p> <p>Potential adverse effects reducing longer term with effective mitigation.</p> <p><u>Mitigation</u></p> <p>Development should not take place near to the watercourse.</p> <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p>
8. To reduce the risk of flooding to people and property, taking into account the effects of climate change.	0	<p><u>Likely Significant Effects</u></p> <p>The SFRA confirms that is at a low risk of flooding. A neutral effect is assessed for this objective.</p> <p><u>Term</u></p> <p>Permanent neutral effect.</p> <p><u>Mitigation</u></p> <p>Careful design of development, sufficient means of surface water storage to ensure that the development does not adversely affect flood risk. Open space and landscape. Rainwater capture.</p> <p><u>Assumptions</u></p>

Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		None. <u>Uncertainties</u> None.
9. To improve air quality.	0	<u>Likely Significant Effects</u> The Site is located within of 500m of the Colne AQMA. The Site is unlikely to contribute significantly towards air quality problems. The proposal therefore has a neutral effect on this objective. <u>Term</u> Neutral effects over the plan period. <u>Mitigation</u> Adoption of measures to promote access and travel by sustainable transport modes. Implementation of Travel Plan measures. <u>Assumptions</u> None <u>Uncertainties</u> Success of intervention measures to secure a modal shift (medium risk).
10. To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	<u>Likely Significant Effects</u> The site has a suitability score of 4.30. The site therefore would have a minor positive effect for this objective. The suitability score assess access to services, effects on ecology, effect of flood risk, effect on landscape and policy designations. <u>Term</u> Based on the location of the site and its physical characteristics, the proposal is considered to have a minor positive effect of this objective. The full effects will only be known at the detailed design stage. <u>Mitigation</u> Sustainable design, construction and operation. Implementation of policy requirements for energy efficiency, use of renewable energy, and promotion of sustainable transport modes. <u>Assumptions</u> None. <u>Uncertainties</u> Extent to which measures addressing climate change are provided through a scheme at the planning application stage. Medium Risk.
11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	<u>Likely Significant Effects</u> The Site is not located within the Mineral Safeguarding Zone. Its development is unlikely to affect this designation. As a result is considered to have a neutral effect on this objective. <u>Term</u> Permanent Neutral effect <u>Mitigation</u> None.

Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook			
SA Objective	Score		Commentary
			<p>Assumptions None.</p> <p>Uncertainties None.</p>
12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	-	?	<p>0</p> <p>Likely Significant Effects The Site 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 of Pendle. A minor adverse effect is assessed for this objective.</p> <p>Term Minor adverse effects likely to reduce in the longer term with the adoption of net gain measures for biodiversity.</p> <p>Mitigation Implementation of net gains for biodiversity on site in line with policy.</p> <p>Assumptions None.</p> <p>Uncertainties None.</p>
13. To conserve and enhance the historic environment, heritage assets and their setting.		0	<p>Likely Significant Effects The Site is unlikely to be affected by heritage assets and as a result is likely to have a neutral effect on this objective.</p> <p>Term Likely permanent neutral effects</p> <p>Mitigation None.</p> <p>Assumptions None</p> <p>Uncertainties None.</p>
14. To conserve and enhance landscape character and townscapes.	-		<p>Likely Significant Effects The site is located within the Drumlin Field Landscape Character Area (13c). The site makes a limited contribution to this character area. Whilst contained to the north and west by strong boundary features (as provided by the road and former railway), the site isolated and highly visible to the south. The proposal would therefore result in adverse effects for this objective.</p> <p>Term</p>

Appendix 6: Assessment of Potential Employment Sites

P317 Fields south of Barnoldswick Road, Kelbrook		
SA Objective	Score	Commentary
		<p>Likely permanent adverse effect.</p> <p><u>Mitigation</u> Layout, density and design of development. Use of landscaping. Consideration should be given to a much reduced scale of proposal.</p> <p><u>Assumptions</u> None</p> <p><u>Uncertainties</u> None.</p>
<p>Summary: The proposal has positive effects for employment objectives due to the opportunities created for jobs situated near to existing communities. Positive effects are assessed for transport objectives noting the site's accessibility by public transport. The site's location also provides opportunities for access by foot and bicycle. There are adverse effects for securing the effective use of land noting the site's greenfield condition. The site is not known to be subject to a significant degree of flood risk however further study will be required informing the layout and capacity of the development. The proposal is located close to a designated ecological site. Its development has the potential to adversely affect this designation. Further study is necessary to understand the degree and importance of this relationship and how to best consider its effects on the development proposal. The proposal is unlikely to affect the historic environment. The site makes some contribution to the local landscape area. The site is in an isolated location and whilst contained by man-made features to the north and west, is open to views from the south. Overall a minor adverse effect is assessed for this objective. A minor positive effect is assessed for climate change objectives.</p>		

Appendix 7: List of sites screened-out and not fully assessed

Table A: Submitted Sites Screened-out	
Site Reference and Location	Reason(s) for Screening Out
P006 Land off Red Lane, Colne	Committed site. Development underway.
P007 The Meadows, Colne	Committed site. Development underway.
P008 Great House Farm, Red Lane	No longer available
P009 Windermere Avenue, Colne	Committed site. Development underway.
P012 Former builders yards off Gillians Lane, Barnoldswick	Too small in size and capacity to meet threshold for allocation
P018 Land off Stoney Bank Road, Earby	Sub-divided and considered under P263 and P265
P023 Spring Gardens Mill, Colne	Not available. Developing for employment use.
P024 Swinden Playing Fields, Cravendale Avenue, Nelson	No longer available
P027 Land off Wood Street, Brierfield	Too small in size to meet threshold for allocation
P028 Land adjacent to 15 Clough Road, Nelson	Too small in capacity to meet threshold for allocation
P029 Land off Trent Road, Nelson	Too small in capacity (site constraints) to meet threshold for allocation
P030 Marsden Hall Road North, Nelson	Too small in size and capacity to meet threshold for allocation
P031 Reedyford Road, Nelson	Too small in size and capacity to meet threshold for allocation
P032 Further Clough Head, Nelson	Committed site. Development underway.
P033 Land off Halifax Road (Site B), Halifax Road, Nelson	No longer available (Council owned)
P034 Juno Street, Nelson	Too small in size and capacity to meet threshold for allocation
P035 Varley Street, Colne	Too small in size and capacity to meet threshold for allocation
P036 Land off Byron Road, Colne	Not available (Council owned).
P037 Land off Waterside Road, Colne	Not available.
P038 Land at Hawley Street, Colne	Too small in size and capacity to meet threshold for allocation
P039 Land adjacent to 6 Knotts Lane, Colne	Too small in size and capacity to meet threshold for allocation
P040 Land between Hawley Street and Kyber Street, Colne	Too small in size and capacity to meet threshold for allocation
P041 Land to rear of Atkinson Street, Colne	Too small in size and capacity to meet threshold for allocation
P043 Land at Kenilworth Drive, Earby	Too small in size to meet threshold for allocation

Appendix 7: List of sites screened-out and not fully assessed

Table A: Submitted Sites Screened-out	
Site Reference and Location	Reason(s) for Screening Out
P044 Land at Bailey Street, Earby	Not available (Council owned)
P045 Aspen Grove, Earby	Not available (Council owned)
P046 Land off Carr Road, Nelson	Too small in size to meet threshold for allocation
P047 Land off Lomeshaye Way, Nelson	Not available (Council owned)
P048 Former Gas Works, Brierfield	Not available (part of wider comprehensive redevelopment)
P049 Land off Greenfield Road, Colne	Not available (Council owned)
P050 Land adjacent to Wanless Water, Greenfield Road, Colne	Not available (Council owned)
P051 Land adjacent to 100 Greenfield Road, Colne	Too small in size and capacity to meet threshold for allocation
P054 Land at Dam Side, Colne	Too small in size and capacity to meet threshold for allocation
P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick	Not available (proposal to develop for employment use approved)
P058 Primet Foundry, Colne	Too small in size to meet threshold for allocation. Primarily within flood zones 2/3.
P061 Garages at Crow Nest, Laneshaw Bridge	Too small in size and capacity to meet threshold for allocation
P063 Land south west of Woodside Terrace, Nelson	Too small in size and capacity to meet threshold for allocation
P066 North West of Higher Parrock House, Parrock Road, Barrowford	Proposal for designation.
P072 Land at Dam Head Barn, Roughlee	Too small in size to meet threshold for allocation
P073 Land adjacent to 19 Briercliffe Avenue, Colne	Too small in size and capacity to meet threshold for allocation
P074 Scholefield Farm, Railway Street, Nelson	Site inaccessible.
P076 Land adjacent to 82 Esp Lane, Barnoldswick	Too small in size and capacity to meet threshold for allocation
P077 Gisburn Street Works, Barnoldswick	Too small in size to meet threshold for allocation
P079 Land adjacent to Sykes Laithe, Salterforth	Too small in size and capacity to meet threshold for allocation
P084 Land to rear of Dewhurst Street, Colne	Too small in size and capacity to meet threshold for allocation
P085 Land adjacent to Primet High School, Colne	Proposed allocation for expansion of adjacent educational facility
P089 Land off Ball Grove Drive, Colne	Too small in size and capacity to meet threshold for allocation

Appendix 7: List of sites screened-out and not fully assessed

Table A: Submitted Sites Screened-out	
Site Reference and Location	Reason(s) for Screening Out
P090 Black Carr Mill and The Rock Business Centre, Trawden	Allocated for housing in the Trawden Forest Neighbourhood Plan
P092 Thomas Street Car Park, Colne	Too small in size to meet threshold for allocation
P094 Land to rear of Wood Street, Colne	Too small in size and capacity to meet threshold for allocation
P095 White Grove Garage Site, Colne	Too small in size and capacity to meet threshold for allocation
P096 Land at Walton Street, Colne	Too small in size and capacity to meet threshold for allocation
P097 Brierfield Mills, Brierfield	Committed site. Development underway.
P098 Land off Railway Street, Brierfield	Too small in size and capacity to meet threshold for allocation
P099 Coronation Road, Brierfield	Not available (Council owned)
P101 Land at Tyseley Grove, Earby	Too small in size and capacity to meet threshold for allocation
P102 Land adjacent to 11 Osbourne Terrace, Spen Brook	Too small in size and capacity to meet threshold for allocation
P105 Land off Halifax Road (Site A), Brierfield	Not available (Council owned)
P106 Land off Borrowdale Drive, Earby	Not a potential development site. Proposed open space designation.
P107 Land adjacent to 71 Mansfield Crescent, Brierfield	Too small in size and capacity to meet threshold for allocation
P113 Harrison Drive Recreation Ground, Colne	Not a potential development site. Potential open space designation.
P118 Land adjacent to 34 Lenches Road, Colne	Too small in size and capacity to meet threshold for allocation
P119 Land to rear of 1 Bankfold, Barrowford	Too small in size and capacity to meet threshold for allocation
P124 Land adjacent to Lakeside	Too small in capacity to meet threshold for allocation
P127 Land at Lane Ends Farm, Greenberfield Lane, Barnoldswick	Committed site. Development underway.
P129 St Michael's Vicarage, Skipton Road, Foulridge	Not available.
P131 Gisburn Road Car Park (South)	Not a potential development site. Proposed protected car park designation.
P132 Gisburn Road Car Park (North)	Not a potential development site. Proposed protected car park designation.
P133 Pendle Street Garage Site, Barrowford	Too small in size and capacity to meet threshold for allocation
P134 May Street Garage Site, Barrowford	Too small in size and capacity to meet threshold for allocation
P135 Nora Street Garage Site, Barrowford	Too small in size and capacity to meet threshold for allocation

Appendix 7: List of sites screened-out and not fully assessed

Table A: Submitted Sites Screened-out	
Site Reference and Location	Reason(s) for Screening Out
P137 Land adjacent to 503 Wheatley Lane Road, Fence	Committed site. Planning permission granted.
P138 Land adjacent to 310 Wheatley Lane Road, Fence	Too small in size and capacity to meet threshold for allocation
P140 Land at Lily Street, Nelson	Too small in size and capacity to meet threshold for allocation
P141 Former Vulcan Mill, Nelson	Allocated for employment in the Bradley Area Action Plan
P142 Land south of Red Scar Works, Cliff Street, Colne	Not available (active employment use)
P143 Grains Barn Farm, Fence	Too small in size and capacity to meet threshold for allocation
P146 Land west of Alder House, Nelson	No longer available
P147 Former Kippax Biscuits, Nelson	No longer available
P149 Crownest Mill, Skipton Road, Barnoldswick	Committed site. Development complete.
P154 Land off Jackdaw Road, Barnoldswick	Assessed under P309
P155 Land at R B Business Park, Colne	Part of protected employment area; principle for employment use is already established
P156 Land off Lomeshaye Place, Nelson	Part of protected employment area; principle for employment use is already established
P157 Land to rear of 31-33 Kenyon Road, Nelson	Part of protected employment area; principle for employment use is already established
P158 Land to rear of 12 Lindred Road, Nelson	Part of protected employment area; principle for employment use is already established
P159 Yard off Brook Street, Nelson	Too small in size and capacity to meet threshold for allocation
P160 Land off Junction Street, Nelson	Part of protected employment area; principle for employment use is already established
P161 Part Rolls Royce Bankfield Site, Barnoldswick	Designation Proposal
P162 Land at Ravenscroft Way, Barnoldswick	Too small in size and capacity to meet threshold for allocation
P163 Skipton Road Business Centre, Barnoldswick	Too small in size and capacity to meet threshold for allocation
P164 Land off Skipton Road	Committed site. Planning permission granted on appeal.
P166 Former Quarry, Heather Close, Brierfield	Committed site. Development underway.
P167 Land at Bright Street	Committed site. Planning permission granted.
P168 Land at Warehouse Lane, Foulridge	Committed site. Development complete.
P169 Former Reservoir, Park Hill, Barnoldswick	Not available (Active utility site)

Appendix 7: List of sites screened-out and not fully assessed

Table A: Submitted Sites Screened-out	
Site Reference and Location	Reason(s) for Screening Out
P171 Land off Mill Street, Barnoldswick	Too small in size and capacity to meet threshold for allocation
P172 Land adjacent to 268 Gisburn Road, Barrowford	Too small in size and capacity to meet threshold for allocation
P173 Land adjacent to the Cricket Pavillion, Earby	Too small in size and capacity to meet threshold for allocation
P174 Land to rear of 26-28 Barnwood Road, Earby	Too small in size and capacity to meet threshold for allocation
P175 Land off Bakerfield Close, Higham	Too small in size and capacity to meet threshold for allocation
P177 Land off Hibson Road, Nelson	Too small in size and capacity to meet threshold for allocation
P178 Land at High Street, Nelson	Too small in size and capacity to meet threshold for allocation
P179 Bevan Place Garage Site, Nelson	Too small in size and capacity to meet threshold for allocation
P180 Land off Bradley Road East, Nelson	Too small in size and capacity to meet threshold for allocation
P181 Land to front of Straitgate Cottages, Roughlee	Too small in size and capacity to meet threshold for allocation
P182 Land adjacent to 30 Dixon Street, Barrowford	Too small in size and capacity to meet threshold for allocation
P183 Dotcliffe Yard, Kelbrook	Too small in size and capacity to meet threshold for allocation
P185 Land adjacent to 14 York Street, Barnoldswick	Too small in size and capacity to meet threshold for allocation
P186 Works off Church Street, Barnoldswick	Too small in size and capacity to meet threshold for allocation
P187 Land to rear of Moorlands, Barnoldswick	Too small in size and capacity to meet threshold for allocation
P189 Land off Middleton Drive, Barrowford	Not available.
P190 Land adjacent to 24 John Street, Barrowford	Too small in size and capacity to meet threshold for allocation
P192 Car Park off Junction Street, Brierfield	Too small in size and capacity to meet threshold for allocation
P193 Land at Hartington Street, Brierfield	Too small in size and capacity to meet threshold for allocation
P194 Land adjacent to 190 Colne Road, Brierfield	Too small in size and capacity to meet threshold for allocation
P195 Land at Brierfield House, Brierfield	Too small in size and capacity to meet threshold for allocation
P196 Plot 10 Park View Close, Brierfield	Too small in size and capacity to meet threshold for allocation
P197 Land off Hillsborough Avenue, Brierfield	Too small in size and capacity to meet threshold for allocation
P198 Pickering Street Garage, Brierfield	Too small in size and capacity to meet threshold for allocation

Appendix 7: List of sites screened-out and not fully assessed

Table A: Submitted Sites Screened-out	
Site Reference and Location	Reason(s) for Screening Out
P199 Land adjacent to 47 Townley Street, Colne	Too small in size and capacity to meet threshold for allocation
P200 Land east of Carry Lane, Colne	Too small in size and capacity to meet threshold for allocation
P201 Land adjacent to 271 Keighley Road, Colne	Too small in size and capacity to meet threshold for allocation
P202 Land adjacent to 43 Belgrave Road, Colne	Too small in size and capacity to meet threshold for allocation
P203 Land adjacent to Cemetery Lodge, Colne	Too small in size and capacity to meet threshold for allocation
P204 Land at Primrose Hill, Colne	Too small in size and capacity to meet threshold for allocation
P206 Red Lion Street Car Park, Earby	Too small in size and capacity to meet threshold for allocation
P207 Land adjacent to 290 Wheatley Lane Road, Fence	Too small in size and capacity to meet threshold for allocation
P208 Land adjacent to 10 Skipton Road, Foulridge	Too small in size and capacity to meet threshold for allocation
P210 Land adjacent to Glanravn, Nelson	Site no longer available.
P212 Garage site off Barkerhouse Road, Nelson	Too small in size and capacity to meet threshold for allocation
P213 Land adjacent to 13 Townsley Street, Nelson	Too small in size and capacity to meet threshold for allocation
P214 Robert Street Garage Site, Nelson	Too small in size and capacity to meet threshold for allocation
P215 Land to rear of Malvern Court, Nelson	Too small in size and capacity to meet threshold for allocation
P216 Land to rear of the Vicarage, Nelson	Too small in size and capacity to meet threshold for allocation
P217 Land adjacent to 19 Delph Mount, Nelson	Too small in size and capacity to meet threshold for allocation
P218 Land adjacent to 46 Park Avenue, Nelson	Too small in size and capacity to meet threshold for allocation
P219 Land adjacent to 210 Manchester Road, Nelson	Too small in size and capacity to meet threshold for allocation
P220 Land to east of St Mary's Jr School, Newchurch-in-Pendle	Too small in size and capacity to meet threshold for allocation
P222 Land to rear of 2 Green Meadow, Trawden	Too small in size and capacity to meet threshold for allocation
P223 Land at Hall House Farm, Trawden	Allocated for housing in the Trawden Forest Neighbourhood Plan
P226 Gib Hill (Site C)	Environment Protection Submission
P227 Gib Hill (Site A)	Environment Protection Submission
P233 Newt Pond, Brierfield	Environment Protection Submission

Appendix 7: List of sites screened-out and not fully assessed

Table A: Submitted Sites Screened-out	
Site Reference and Location	Reason(s) for Screening Out
P234 Land off Barrowford Road (Site A), Colne	Green Belt Designation Submission
P238 Gib Hill (Site B), Bott House Lane, Nelson	Not available (Council owned)
P239 Land to west of Southfield Lane, Nelson	Environment Protection Submission
P240 Land at Brogden Lane, Barnoldswick	Committed development. Site allowed on appeal.
P243 Land at Cob Lane, Kelbrook	Committed development. Site allocated in final draft Kelbrook Neighbourhood Plan
P244 Former James Nelson Sports Ground, Nelson	Committed development. Site under construction.
P245 Greenfield Road, Colne	Designation Proposal
P246 Hallam Road, Nelson	Designation Proposal
P247 Long Ing Lane, Crow Nest, Bankfield	Designation Proposal
P248 Lomeshaye Industrial Estate	Designation Proposal
P249 Valley Mills, Nelson	Designation Proposal
P250 West Craven Business Park	Designation Proposal
P251 Whitewalls Industrial Estate	Designation Proposal
P252 Land at Newchurch-in-Pendle	Settlement Boundary amendment
P253 Pennine Bridleway	Environment Protection Submission
P254 Land off Colne Road, Kelbrook	Boundary change
P255 Nelson Town Centre, Nelson	Boundary change
P256 Land at Cooper Street, Nelson	Too small in size and capacity to meet threshold for allocation
P258 Land bound by Bankhouse Road, Fleet Street, Nelson	Open Space Designation
P260 Land formerly part of Little Stone Edge Farm (Site A), Blacko	Committed Site.
P261 Land formerly part of Little Stone Edge Farm (Site B), Blacko	Environment Protection Submission
P270 Land East of Fir Trees Lane, Higham	Too small in size and capacity to meet threshold for allocation
P271 Land adjacent to Goat House, Trawden	Too small in size and capacity to meet threshold for allocation

Appendix 7: List of sites screened-out and not fully assessed

Table A: Submitted Sites Screened-out	
Site Reference and Location	Reason(s) for Screening Out
P276 Land to North of Dean Street, Trawden	Allocated for housing in the Trawden Forest Neighbourhood Plan
P279 Land adjacent to 37 Hollin Hall, Trawden	Allocated for housing in the Trawden Forest Neighbourhood Plan
P280 Land between Colne, Nelson and Trawden	Environment Protection Submission
P282 Land to rear of Church Lane/Brook Farm, Kelbrook	No longer available.
P290 Land south of Keighley Road (site 2), Laneshaw Bridge	Committed site. Site under construction.
P292 Trough Laithe	Committed site. Site under construction.
P295 Greater Gib Hill	Environment Protection Submission
P299 Land at the Herders, Trawden	Trawden Forest Neighbourhood Plan has already determined site allocations
P300 Land off Gaylands Lane, Earby	Too small in size and capacity to meet threshold for allocation
P302 Land at end of Halifax Road, Nelson	Too small in size and capacity to meet threshold for allocation

Table B: Submitted Sites Screened-out for assessment for Employment use	
Site Reference and Location	Reason(s) for Screening Out
P014 Land south of Wood Clough Platts, Brierfield	Actively promoted for housing
P026 Riverside Mill, Charles Street, Nelson	Actively promoted for housing
P042 Land off Carr Road, Nelson	Planning permission secured for development of a Police Station
P047 Land off Lomeshaye Way	Public land not declared surplus
P048 Former Gas Works, Brierfield	Part of an approved comprehensive redevelopment scheme
P049 Land off Greenfield Road, Colne	Public land not declared surplus
P050 Land adjacent to Wanless Water, Greenfield Road, Colne	Public land not declared surplus
P052 Former Railway Sidings, Brierfield	Site in active employment use
P057 Former Fernbank Mill, Fernbank Avenue, Barnoldswick	Committed employment site
P067 Land South of Colne Water, Cotton Tree Lane, Colne	Actively promoted for housing
P074 Scholefield Farm, Railway Street, Nelson	Site inaccessible

Appendix 7: List of sites screened-out and not fully assessed

Table B: Submitted Sites Screened-out for assessment for Employment use	
Site Reference and Location	Reason(s) for Screening Out
P142 Land south of Red Scar Works, Cliff Street, Colne	Site in active employment use
P152 Land at Lenches Road/Knotts Lane, Colne	Actively promoted for housing
P232 Land at the rear of Fernbank Mill, Barnoldswick	Site in active employment use
P273 Former Barnsey Shed, Long Ing Lane, Barnoldswick	Actively promoted for housing

Appendix 8: Possible Monitoring Indicators

SA Framework Objective	New Sub-objectives	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
To meet the housing needs of all communities in the Pendle area and deliver decent homes.	<ul style="list-style-type: none"> • Meet the housing requirement in full. • Secure a mix of housing types and tenures to respond to housing needs. • Maximise the amount of affordable housing secured over the plan period. • Secure the reuse of long term vacant dwellings. • Provide quality homes which meet efficiency standards, the needs of their occupiers, and provide sufficient living space. 	Population	<ul style="list-style-type: none"> • Homes completed by location (in contrast to housing requirement and spatial strategy) • Homes permitted and with consent (in contrast to housing requirement and spatial strategy) • Future predicted completions (based on SHLAA and 5yhl) • 5 year supply position • Housing Delivery Test result • Number of Affordable Homes completed by tenure and location • Number of affordable homes granted planning permission by location • Type, size and tenure by location. • Schemes refused on grounds of poor design. • Number of new pitches for Gypsy and Traveller, and Travelling Showpeople completed and with extant planning consent. • Homes completed addressing a specific housing need by location. • Number of self-build plots delivered in the Borough. 	<ul style="list-style-type: none"> • Progress of Site Allocations • Capacity of Site Allocation against policy requirements. • 5 year supply position • Dwelling size and tenure mix achieved in comparison to needs • Affordable housing delivery. • Self-build delivery.
To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.	<ul style="list-style-type: none"> • Bring forward key employment sites and protect existing employment sites from loss. • Fulfil aims and objectives of sub-regional economic strategies. • Increase education attainment and skills. • Support and grow the tourism sector. • Protect the vitality of the borough town centres. 	Population	<ul style="list-style-type: none"> • Amount of new employment floorspace completed by type and location. • Amount of new employment floorspace completed on PDL by type and location. • Amount of new employment land/floorspace with extant planning consent by type and location. 	<ul style="list-style-type: none"> • Site delivery monitor by area and type of floorspace. • Use/changes of floorspace at employment sites and within shopping frontages. • Retail occupancy. • Nature of proposal and effects on operations of wider uses.

Appendix 8: Possible Monitoring Indicators

SA Framework Objective	New Sub-objectives	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
			<ul style="list-style-type: none"> Amount of employment land/floorspace lost to alternative uses by location. Number and change in VAT registered businesses. Employment levels by age and sector Unemployment levels: Borough wide Town centre usage and vacancy rate. 	
To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> Reduce levels of deprivation. Promote social cohesion recognising the diversity of Pendle's communities. Increase education attainment and skills. Maintain and enhance the vitality of the Borough's town centres, local shopping centres, villages and rural areas. Safeguard existing community facilities and services, and secure timely delivery of new services through new development. Protect vitality of town centres. 	Population Human Health	<ul style="list-style-type: none"> Gains/losses of community facilities. Education qualification attainment Homes completed addressing a specific housing need by location. Amount of new housing with access to key services. Number and change in VAT registered businesses. Employment levels by age and sector Unemployment levels: Borough wide Town centre usage and vacancy rate. Location and quality of open space. 	<ul style="list-style-type: none"> Accessibility via sustainable modes of transport. Access to essential daily services including supermarkets/convenience stores Access to employment Connectivity to pedestrian and cycling infrastructure inclusive of PROW. Access to open space/open space provided. Access to doctors and healthcare facilities. Site delivery monitor by area and type of floorspace. Use/changes of floorspace at employment sites and within shopping frontages. Retail occupancy.
To improve the health and wellbeing of those living and working in the Pendle area.	<ul style="list-style-type: none"> Protect and enhance the health and wellbeing of the Borough's population. Promote health lifestyles and address obesity and levels of physical activity. 	Population Human Health	<ul style="list-style-type: none"> Provision of open space by type and location (including trends over time). Gains/losses of community facilities Life expectancy at birth Infant mortality rate. 	<ul style="list-style-type: none"> Access to open space/open space provided. Access to doctors and healthcare facilities. Nature of adjacent uses, proximity to the site, and considered effects.

Appendix 8: Possible Monitoring Indicators

SA Framework Objective	New Sub-objectives	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
	<ul style="list-style-type: none"> Address health and disability related deprivation. Protect and enhance open space provision, and promote access to open space. Provide quality homes which meet efficiency standards and provide sufficient living space. Reduce actual and fear of crime. Secure development which discourages and reduces opportunities for crime. 		<ul style="list-style-type: none"> Death from respiratory diseases % of people describing their health as 'good' or 'very good' Number and total length of cycle tracks (including trends over time) 	
To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> Ensure the timely investment in infrastructure and service provision to accommodate anticipated growth. Address capacity constraints within the local highway network. Encourage sustainable modes of travel. Ensure new development is accessible to community facilities, services, and employment to reduce the need to travel. Ensure a sustainable pattern of development. 	Population Human Health Air Climatic Factors	<ul style="list-style-type: none"> Location of development by settlement and as overall proportion of growth. Number and total length of cycle tracks (including trends over time) Alignment of development with the spatial strategy Progress against the infrastructure delivery schedule. 	<ul style="list-style-type: none"> Accessibility via sustainable modes of transport. Access to essential daily services including supermarkets/convenience stores Access to employment Connectivity to pedestrian and cycling infrastructure inclusive of PROW. Parking provision Highway capacity and safety. Utility capacity and servicing.
To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> Encourage development on previously developed (brownfield) land. Encourage higher density development at accessible locations. The need to make best use of existing buildings and infrastructure, including securing the reuse of long term empty homes. The need to protect the limited areas of Best and Most Versatile Land within the Borough 	Material Assets Soil	<ul style="list-style-type: none"> Location of new development, size and capacity. Percentage of development on PDL Number of vacant dwellings. 	<ul style="list-style-type: none"> Type of site (PDL, mixed, greenfield) Agricultural land classification. Density of proposal.

Appendix 8: Possible Monitoring Indicators

SA Framework Objective	New Sub-objectives	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> The need to protect and enhance the quality of the Borough's water sources. The need to promote the efficient use of water resources. 	Water	<ul style="list-style-type: none"> Number of planning permissions granted contrary to advice from Environment Agency and LLFA on flooding and water quality grounds. Quality of rivers and streams in Pendle by: levels of organic and nutrient enrichment, levels of chemical pollution, and cumulative impact of abstractions on local watercourse. 	<ul style="list-style-type: none"> Adoption of water efficiency standards. Rainwater collection etc. Proximity of the Site to a main river. Capacity of water supply and waste water processing.
To reduce the risk of flooding to people and property, taking into account the effects of climate change.	<ul style="list-style-type: none"> The need to locate new development away from areas of flood risk, taking into account the effects of climate change. 	Climatic Factors Water	<ul style="list-style-type: none"> Number of properties in flood zones 2 and 3 (including trends over time) Number of planning permissions granted contrary to advice from Environment Agency and LLFA on flooding and water quality grounds. 	<ul style="list-style-type: none"> Adoption of SUDs Development outside of FZ2/FZ3. Dry access. Flood Risk Assessment and Drainage planning application requirements.
To improve air quality.	<ul style="list-style-type: none"> Minimise emissions of pollutants to the air. Ensure no new areas within the Borough are designated an AQMA. Secure improvements in air quality at the Skipton Road AQMA in Colne. Promote use of public transport, walking and cycling through spatial planning and implementation of policy. 	Air Human Health	<ul style="list-style-type: none"> Number of AQMAs in Pendle. CO₂ levels in Pendle 	<ul style="list-style-type: none"> Proximity to AQMA Accessibility via sustainable modes of transport. Access to essential daily services including supermarkets/convenience stores Access to employment Connectivity to pedestrian and cycling infrastructure inclusive of PROW. Number of electric charging points provided. Capacity of bike storage provided.
To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> Ensure that new development is adaptable to the effects of climate change and that it is planned to avoid increased vulnerability. 	Climatic Factors	<ul style="list-style-type: none"> Amount of energy generated by renewable sources for completed developments and those with planning permission. 	<ul style="list-style-type: none"> Accessibility via sustainable modes of transport.

Appendix 8: Possible Monitoring Indicators

SA Framework Objective	New Sub-objectives	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
	<ul style="list-style-type: none"> • Increase woodland and tree cover to mitigate and adapt to climate change. • Mitigation of climate change with increase renewable energy. • Reduce greenhouse gas emissions at new development with implementation of efficiency measures. • Direct development to sustainable locations. • Promote travel by foot, bicycle and/or public transport. • Aid the transition towards electric cars. 		<ul style="list-style-type: none"> • Amount of CO2 emissions in Pendle by source (including trends over time). • CO2 reduction in local authority operations. • Location of development by type of use. 	<ul style="list-style-type: none"> • Access to essential daily services including supermarkets/convenience stores • Access to employment • Connectivity to pedestrian and cycling infrastructure inclusive of PROW. • Adoption of water efficiency standards. Rainwater collection etc. • % of electricity generated from renewable sources. • Number of electric charging points provided. • Capacity of bike storage provided. • Optimum layout and design of buildings to promote energy efficiency.
To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> • Minimise waste arising and encourage reuse and recycling. • Ensure that the Borough's mineral resources are protected from inappropriate development and loss. • Promote re-use of materials or recycled materials in new development. 	Material Assets	<ul style="list-style-type: none"> • % of household waste sent for reuse, recycling and composting. • Implementation of policy regarding sustainable use of materials/resources. 	<ul style="list-style-type: none"> • Within Mineral Safeguarding Area • Sufficient bin storage provided. • Sufficient Bin Lorry swept path within layout.
To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	<ul style="list-style-type: none"> • Secure net gains for biodiversity. • Conserve and enhance sites with international, national and local designations, and at non-designated sites. • Maintain, restore and expand the Borough's priority habitats. • Safeguard and enhance the green infrastructure network, addressing deficiency, gaps, improving access. • Take into account the impact of climate change on biodiversity. 	Biodiversity Fauna and Flora Human Health	<ul style="list-style-type: none"> • Biodiversity Net gains. • Number of new development completed which incorporate beneficial biodiversity features. • Amount of land designated for biodiversity/geodiversity importance and its condition (including changes in area and condition) by type of designation. • Provision of open space by type and location (including trends over time). 	<ul style="list-style-type: none"> • Biodiversity monitoring. • Proximity to designated site or priority habitat and effect. • Use of site by protected species. • Amount of Net Biodiversity land/features provided.

Appendix 8: Possible Monitoring Indicators

SA Framework Objective	New Sub-objectives	SEA Topic	Indicative Indicators to use	
			For Policy Monitoring	For Site Allocations
			<ul style="list-style-type: none"> Quality of open space by location using quality scoring and Green Flag standards. 	
To conserve and enhance the historic environment, heritage assets and their setting.	<ul style="list-style-type: none"> Protect and enhance the historic environment, heritage assets and their setting. Avoid unacceptable harm heritage assets and their setting. Recognise the value of non-designated assets and protect these where possible. Recognise the contribution made by the historic environment to the character of landscapes and townscapes. 	Cultural Heritage Landscape	<ul style="list-style-type: none"> Number of listed assets and Conservation Areas Number of development schemes refused planning permission on the grounds of impact to a heritage asset. Number of buildings on the at Risk Register. Applications approved despite objection from Historic England. 	<ul style="list-style-type: none"> Distance to and effects on Listed Buildings, Scheduled Ancient Monuments, non-designated assets, Conservation Areas. Requirements for heritage information through planning application submissions.
To conserve and enhance landscape character and townscapes	<ul style="list-style-type: none"> Conserve and enhance Pendle's distinctive landscape and townscape character. Preserve and appropriately manage development within the Green Belt and Forest of Bowland Area of Outstanding Natural Beauty. Promote high quality design that respects local character. 	Landscape Cultural Heritage	<ul style="list-style-type: none"> Land designated Local Green Space Provision of open space by type and location (including trends over time). Quality of open space by location using quality scoring and Green Flag standards. 	<ul style="list-style-type: none"> Within Green Belt, Forest of Bowland AONB, Open Countryside, Conservation Area? Topography of the Site and natural features. Scale and nature of adjacent development and uses. Compliance with national/local design code(s).

Appendix 9: SA Scoping Report – Consultation Responses (August 2022)

Responder	Comment/Issue Raised	PBC Response	Action
Environment Agency	I can confirm, after reviewing the report, that all issues that fall within our remit have been scoped in and given appropriate consideration for inclusion in the proposed Sustainability Appraisal to support the revised Local Plan.	Comments noted.	None.
Historic England	<p>Historic England has produced a document, which you might find helpful in providing guidance on the effective assessment of the historic environment in Strategic Environmental Assessments. This can be found at:</p> <p>https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</p> <p>Historic England recommends that a scoping report should:</p> <ul style="list-style-type: none"> Review the objectives of relevant policies, plans and programmes Establish the baseline for the historic environment, including any trends and targets and gaps in the existing information. Identify sustainability issues and opportunities for the historic environment and heritage assets. Develop sustainability objectives. Identify indicators and targets Consider how alternatives will be assessed. Provide sufficient information on the proposed methodology for the appraisal to assessed whether the effects upon the historic environment will be properly addressed. 	Comments and guidance welcomed.	Comments to be taken into account in the further development of the SA.
Historic England	Baseline information; Historic England welcomes the section on Cultural Heritage within the report and	Comment noted.	None.

Appendix 9: SA Scoping Report – Consultation Responses (August 2022)

Responder	Comment/Issue Raised	PBC Response	Action
	agrees with the risks outlined in para 3.2.146 and the key sustainability issues.		
Historic England	SEA Themes and Objectives; We welcome the SA topic on Cultural Heritage and the supporting key sustainability issues included in Table 3.15. We support the proposed SA objective 13 which reasons 'To conserve and enhance the historic environment, heritage assets and their setting' and the guide questions listed in table 4.1	Comment noted.	None
Historic England	<p>Methodology; Welcome the detailed outline included in the report on how the appraisals of the proposals and policies of the Local Plan will be done; however have comments on the proposed appraisal in terms of cultural heritage:</p> <ul style="list-style-type: none"> - Appraisal criteria: The key sustainability issues and guide questions talk more broadly about the historic environment and also mentions heritage assets. It is import that for consistency that the appraisal criteria reflects this approach so it would be better to remove the word <i>designated</i> in the appraisal criteria ensuring that non-designated and conservation areas are also covered. - Threshold, similar comments as above, in addition: <ol style="list-style-type: none"> 1) Thresholds inclusion of only scoring the impact on nationally designated heritage asset – does not line up with the approach in the sustainability issues and guide questions. It would be better if <i>designation</i> was removed. Development proposals should also sustain the 	<p>Comments noted and concern acknowledge. Revised approach and language better reflects the diverse historic environments found in Pendle which extend beyond those formally designated ensuring that adequately consideration and conservation of these assets are given during policy development and site selection.</p> <p>Unclear why effects are limited to the issue of access. This is likely to be a drafting error and will be changed to address wider issues in addition.</p>	<p>Reference to 'designated' has been removed in recognition of the protection afforded towards non-designated heritage assets within the NPPF alongside designated sites. Reference made to conserving historic assets within the threshold criteria as well as securing their enhancement. Single positive score expanded to take into account wider benefits to heritage assets beyond improving access.</p>

Appendix 9: SA Scoping Report – Consultation Responses (August 2022)

Responder	Comment/Issue Raised	PBC Response	Action
	<p>significance of a heritage asset including their setting as well as enhance so the Major Positive criteria could be amended.</p> <p>2) On the minor positive effect score – could this be expanded as it seems unusual to only score on access?</p>		
Historic England	<p>Comments Re: Appendix 2 definitions of significance:</p> <ul style="list-style-type: none"> - Guide questions bullet 1 and 3 delete reference to significance. - Description (column) – make sure the labels for each score match those in table 4.4 scoring system. - Illustrate guidance: <ol style="list-style-type: none"> 1) Significant positive (++) – this refers to nationally designated conservation areas are locally designated. Also, would this score never apply to a non-designated heritage asset? The wording suggests that it would it. 2) Positive (+) – this score should also be made available to a heritage asset that is on national list just locally designated ones. So should be amended (see previous comments). 3) Negative (-) – It is also unclear what the <i>deterioration</i> of in terms of scoring the impact. This is not used to judge the impact on heritage assets. In addition, it is only suggesting that a negative score can apply to local designations. Which is incorrect. Both negative and positive scores can apply to all types of heritage 	<p>Comments acknowledged and welcomed. It is important that the Sustainability Appraisal testing framework is consistent throughout so that the effects of proposed policies and sites and their reasonable alternatives are subject to the same robust testing which fully reflects the requirements of legislation and national planning policy in the interests of conserving the historic environment.</p> <p>Comments raise concerns and questions which need further thought to ensure that a robust assessment framework is provided.</p>	<p>Guide questions 1 and 3 amended to remove reference to significance. Column labels amended to ensure consistent labelling.</p> <p>Illustrative guidance amended as recommended. Alterations made to remove distinction made between nationally and locally designated sites. Reference made to deterioration within the negative and significant negative criteria removed and revised to reference less than substantial harm and substantial harm as well as the public benefits test to ensure alignment of appraisal with national planning policy. Criteria also amended to reflect the revisions made to thresholds to address Historic England comments.</p>

Appendix 9: SA Scoping Report – Consultation Responses (August 2022)

Responder	Comment/Issue Raised	PBC Response	Action
	<p>assets (which is where enhancement/mitigation measures are used).</p> <p>4) Significant Negative (--) – Again reference to deterioration needs to be change and reference to destruction – not sure what this means. Do you mean total loss and substantial harm? It is worth noting that with this score, it would probably mean that the tests of public benefits would be needed if the harm cannot be mitigated.</p>		
Historic England	<p>Historic England strongly advises that you engage conservation, archaeology and urban design colleagues at the local and county level to ensure that you are aware of all the relevant features of the historical environment and that the historic environment is effectively and efficiently considered as part of the Local Plan, the allocation of any site and the preparation of the SEA. They are also best placed to advise on local historic environment issues and priorities, including access to data held in the HER. They will be able to provide you with the Historic Environment Records for the area including any relevant studies and ensure a joined-up and robust approach is undertaken.</p>	Comment noted.	<p>The Council will engage with key stakeholders, consistent with requirements of planning regulations and national planning policy, through the development of the Plan. The Council will take efforts to ensure that the plan provides a sound strategy for the historic environment (including sites allocated for development) based on proportionate, robust and up-to-date evidence.</p>
Natural England	<p>Table 3.15 Key sustainability issues for Pendle: We would advise the following: -Biodiversity and Green Infrastructure – The need to conserve restore and enhance biodiversity including sites with international, national and local designations for their nature conservation value.</p>	Comments noted. Revised wording is acceptable noting the condition of the relevant designation and implication of current wording.	Table 3.15 amended to reflect revised wording proposed by Natural England.

Appendix 9: SA Scoping Report – Consultation Responses (August 2022)

Responder	Comment/Issue Raised	PBC Response	Action
	<p>We would advise against use the word conserve here, due to the nationally and internationally designated site's unfavourable condition.</p> <p>-Biodiversity and Green Infrastructure – The need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility and encouraging multiple uses where appropriate.</p> <p>We welcome this inclusion</p> <p>-Land use, geology, and soil – The need to protect the limited areas of best and most versatile agricultural land in the Borough.</p> <p>We welcome this inclusion</p> <p>-Landscape – The need to preserve and appropriately manage development within the Green Belt and the Forest of Bowland Area of Outstanding Natural Beauty (AONB).</p> <p>We welcome this inclusion</p>		
Natural England	<p>Natural England do not support the principle of developing on peat and we advise you to consider its importance to the delivery of the Local Nature Recovery Strategy, and ambitions for Net Zero and the Climate Emergency declared by the Council. Natural England is working develop restoration methods so that it is able to hold water and sequester carbon.</p> <p>We advise further consideration of peat within Sustainability objective 10.</p>	<p>Comments noted. Role and treatment of peat through the Local Plan needs to be reviewed especially noting its climate change benefits and benefits for flooding.</p>	<p>Guide questions of Objective 10 revised to make reference to the Council's Net Zero ambitions.</p> <p>Criteria introduced to link site assessment with this measure of sustainability.</p> <p>Objective 12 revised to reference the need to safeguard and restore peatland within the borough and the role development can place in securing the delivery of Local Nature Recovery Strategy.</p> <p>Appendix 2 also revised as relevant.</p>

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Responder	Comment/Issue Raised	PBC Response	Action
Lancashire County Council (Heritage)	Historic England Advice Notes 3 and 8, and Environment Good Practice Advice in Planning 2 document are not referenced within the SA Scoping Report.	Comments noted. References will be inserted to section.	References to wider guidance applicable to the SA and plan making process inserted at Paragraph 4.3.7
Lancashire County Council (Heritage)	No mention is made within either of the scoping reports (including SA scoping report) of any intention to consult the HER in compiling evidence for both the proposed new local plan or the call for sites. Without such information it will not be possible for objective 13 to be properly addressed and would result in those decision being based on either out-of-date, incomplete or missing data sets.	Concerns noted.	The Council will consult the HER Register for shortlisted sites and high scoring sites.
Lancashire County Council (Heritage)	Non-designated heritage assets are mentioned on page 8 of the non-technical summary and in 3.2.146 but there is no reference to what they might be (such as those definitions included in Annex 2: Glossary) and despite the need for guide question 13 including 'Will it protect or enhance the significance of non-designated heritage assets?' only designated heritage assets are depicted in figure 3.14.	Concern raised regarding only assessing designated heritage assets through the SA reflects the comments made by Historic England as addressed above.	Table amended to remove distinction between 'designated' and 'non-designated heritage assets'
Lancashire County Council (Heritage)	<p>Appendix 2: Definitions of significance – the guide question for theme 13 includes the question again, but references only designated heritage assets in the indicator box, whilst referring to non-designated assets in the illustrative guidance box.</p> <p>Failure to mention the need to consult the HER for information on non-designated heritage assets may give the impression that they will be dealt with as part of any assessment of the impacts on designated heritage assets. But given the lack of HER consultation over the last 12 years, it is not unreasonable to</p>	<p>Issue of consistency also raised by Historic England.</p> <p>The Council will ensure that adequate and proportionate regard (taking into account the stage plan making represents within the development process and requirements of legislation and national planning policy) to the effects of proposals and policies on the historic environment.</p>	<p>Table amended to remove distinction between 'designated' and 'non-designated heritage assets'</p> <p>The Council will consult the HER Register for shortlisted sites and high scoring sites.</p>

Appendix 9: SA Scoping Report – Consultation Responses (August 2022)

Responder	Comment/Issue Raised	PBC Response	Action
	suggest the lack of archaeological assessment may continue.		
John Turley	Surely Climate Change runs through each of these topics. How can we separate these out given the implications?	Table 4.2 of the Sustainability recognises how the objectives of the Sustainability Appraisal are interlinked and against what themes.	No change.
John Turley	Plans and Programmes reference made to IPCC Report 2018, Lancashire Climate Change Strategy 2009, the Paris Agreement 2015, and the Climate Change Act 2008 all of which have been superseded by newer reports or fundamentally re-written.	The Plans and Programmes referred to in this section does in some instances refer to older documentation and acts where these play a significant role in enacting later policy. Efforts are made to ensure that the latest legislation, policies and programmes are referred and considered through the Sustainability Appraisal.	Reference of Glasgow Climate Pact included within Appendix 2 Plans and Programmes.
John Turley	Pendle is woefully short of renewable energy schemes. Would it not be possible for the planning department to carry out at least an initial survey of potential sites within the borough? This could include sites owned by Lancashire CC, schools or even privately owned. This information could be used to set up community renewable energy schemes.	Problem of resources and skill shortage to carry out this task especially given that renewable energy products are becoming diverse with reduce specific site requirements. At the same time this broadens the scope for renewable energy schemes to be accommodated within the borough. In light of this policies are directed to promote and encourage the development of renewable energy schemes, including at allocated development sites. The on-shore windfarm assessment conducted in	None direct, however further consideration will be given as to how the policies of the plan could promote or incentivise community based renewable energy projects.

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Responder	Comment/Issue Raised	PBC Response	Action
		partnership with Lancashire County Council in 2009 is still considered to form an appropriate basis for assessing commercial applications for windfarms.	
John Turley	Have specific initiatives been tried to address the waste recycling problem within Pendle?	The specific responses applicable through planning to address this issue are limited. Generally in relation to household waste the response is a design issue to ensure sufficient safe storage of bins within the curtilage of a property, and also ensuring that barriers to collection and processing of waste are as far as possible removed. The issue of waste during construction is addressed through promoting the re-use of materials, efficient use of materials, use of sustainable materials, and the careful disposal of waste.	None direct.
Lidgett and Beyond	The Scoping Report sets out sufficient information to establish the context for the SA for the Local Plan in terms of the review of plans and programmes and baseline evidence and analysis. It seems to cover the main economic, social and environmental issues and the overall approach appears sound. In particular, we are pleased that the selection of brownfield sites for development scores more highly.	Comments noted.	None.