

## SA Appendix 3: Appraisal of Policy Options

| Policy SP01: Presumption in favour of sustainable development  |       |   |
|--|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b><br/> The policy applies the presumption in favour of sustainable development as set out in the NPPF to the local level. This ensures that a positive and proactive approach is taken for decision making towards proposals that accord with the policies of the Local Plan and the NPPF.</p> <p><b><u>Preferred Option Policy Appraisal</u></b><br/> The policy helps to secure the delivery of sustainable development, with net gains identified for social, environmental, and economic factors, ensuring that the policy scores positively across all or most SA objectives.</p> <p><b><u>Alternative Options</u></b><br/> The Government encourages Local Plans to adopt the presumption in favour of sustainable development as worded in the NPPF. The adoption of a different 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 as this may be considered not to be consistent with the NPPF and would not reflect a positive approach towards sustainable development through the decision making process. As such neither alternative option is considered to represent a reasonable approach 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><b><u>Likely Significant Effects</u></b><br/> The policy will support the delivery of housing proposals which are compliant with the development plan by providing increased certainty and enabling swift decision making.</p> <p><b><u>Term</u></b><br/> Permanent positive effect from adoption.</p> <p><b><u>Mitigation</u></b><br/> The policy ensures that proposals which are inconsistent with the wider local plan and NPPF are refused. The number of homes permitted and its pattern of delivery should be monitored over the plan period.</p> <p><b><u>Assumptions</u></b><br/> 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 ensuring that the housing delivery test is achieved.</p> <p><b><u>Uncertainties</u></b><br/> The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. Its application may alter in the scenario that the Housing Delivery Test is failed as specific policies of the development plan may attract reduced weight through decision making.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The policy will support the economy and employment land where proposals are compliant with the development plan by providing increased certainty and enabling swift decision making.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effect from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused. The number of employment land and premises permitted and its pattern of delivery should be monitored over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>There is scope within the borough for the policy to be applied.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy will provide greater certainty to applicants where there is policy compliance, this could help encourage developers and landowners bring forward sites within the settlement boundary for redevelopment. The positive approach taken by the policy helps to direct investment to the built-up areas of Pendle helping to secure the renewal and regeneration of these locations.</p> <p><b><u>Term</u></b></p> <p>Permanent positive from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused. The number of homes and employment land/premises permitted and its pattern of delivery should be monitored over the plan period. Changes to the level of deprivation should be monitored.</p> <p><b><u>Assumptions</u></b></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 delivered ensuring that the housing delivery test is achieved.</p> <p><b><u>Uncertainties</u></b></p> <p>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. Its application may alter in the scenario that the Housing Delivery Test is failed as specific policies of the development plan may attract reduced weight through decision making.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The policy provides greater certainty to applicants where there is policy compliance and could help encourage developers and landowners bring forward sites within the settlement boundary for redevelopment. The positive approach taken by the policy helps to direct investment to the built-up areas of Pendle helping to secure the renewal and regeneration of these locations. The policy will help to improve urban and environmental quality, and provide opportunities for residents to access local housing, jobs and services.</p> <p><b><u>Term</u></b></p> <p>Permanent positive from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused. The number of homes and employment land/premises permitted and its pattern of delivery should be monitored over the plan period. Changes to the level of deprivation and health indicators should be monitored.</p> <p><b><u>Assumptions</u></b></p> <p>There is scope within the borough for the policy to be applied.</p> <p><b><u>Uncertainties</u></b></p> <p>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. Its application may alter in the scenario that the Housing Delivery Test is failed as specific policies of the development plan may attract reduced weight through decision making.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The policy provides greater certainty to applicants where there is policy compliance and could help encourage developers and landowners bring forward sites within the settlement boundary for redevelopment. The positive approach taken by the policy helps to direct development to the built-up areas of Pendle placing investment in accessible locations, helping to reduce the need to travel and promote walking, cycling and public transport.</p> <p><b><u>Term</u></b></p> <p>Permanent positive from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused. The number of homes and employment land/premises permitted and its pattern of delivery should be monitored over the plan period.</p> <p><b><u>Assumptions</u></b></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 ensuring that the housing delivery test can be achieved.</p> <p><b><u>Uncertainties</u></b></p> <p>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. Its application may alter in the scenario that the Housing Delivery Test is failed as specific policies of the development plan may attract reduced weight through decision making.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Permanent positive from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused. The number of homes and employment land/premises permitted and its pattern of delivery should be monitored over the plan period. Changes to the level of deprivation should be monitored. The Brownfield Register should be maintained and updated at least once per year.</p> <p><b><u>Assumptions</u></b></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 ensuring that the housing delivery test can be achieved.</p> <p><b><u>Uncertainties</u></b></p> <p>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. Its application may alter in the scenario that the Housing Delivery Test is failed as specific policies of the development plan may attract reduced weight through decision making.</p>  |

### SA 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><b><u>Likely Significant Effects</u></b></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, though is influenced to a greater degree by other detailed policies of the Local Plan.</p> <p><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | + | <p><b><u>Likely Significant Effects</u></b></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 including where proposals are adversely affected by flood risk.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects from the adoption of the Local Plan.</p> <p><b><u>Mitigation</u></b></p> <p>The policy ensures that proposals which are inconsistent with the wider local plan and framework are refused.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 9. To improve air quality.   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy helps to encourage investments and development proposals to sustainable locations and alignment of land uses to help to reduce the reliance of site occupiers on travel by car and promote 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><b><u>Term</u></b></p> <p>Likely permanent neutral effect from the medium term.</p> <p><b><u>Mitigation</u></b></p>   |

## SA 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><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy helps to encourage investments and development proposals to sustainable locations and alignment of land uses to help to reduce the reliance of site occupiers on travel by car and promote sustainable modes of movement. 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><b><u>Term</u></b><br/>Minor positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The implementation of the policy should help to ensure that natural resources are protected from loss. Specific policies of the plan (and Lancashire Joint Minerals and Waste Plan) help to promote the waste hierarchy in the interest of protecting the environment, preventing waste and pollution, and addressing climate change</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>To be determined in consultation with/by Lancashire County Council (the minerals and waste authority).</p> <p><b><u>Assumptions</u></b><br/>Site does not provide a commercially attractive or viable site for extraction.</p> <p><b><u>Uncertainties</u></b><br/>The scale and location of the site means that the site is not suitable for commercial extraction</p>  |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The policy provides greater certainty to applicants where there is policy compliance and could help encourage developers and landowners to bring forward sites within the settlement boundary for redevelopment. The positive approach taken by the policy helps to direct development to the built-up areas of Pendle relieving pressure on wider undeveloped locations. Other policies of the development plan are more important in advancing the aims of this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Implementation of net gains for biodiversity on site in line with policy. Open space and landscaping.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy provides greater certainty to applicants where there is policy compliance and could help encourage developers and landowners to bring forward sites within the settlement boundary for redevelopment. The positive approach taken by the policy helps to direct development to the built-up areas of Pendle. Investment in urban areas may have positive or negative effects on the historic environment which would be assessed through the decision-making process. Other policies of the development plan are more important in advancing the aims of this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 positive approach taken by the policy helps to direct investment to the built-up areas of Pendle helping to secure the renewal and regeneration of these locations and thereby helping to relieve pressure on undeveloped landscapes.</p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP01: Presumption in favour of sustainable development |  |   |
|---|--|---|
|   |  | <p><b><u>Term</u></b><br/>Positive effects for the plan period from adoption of the plan.</p> <p><b><u>Mitigation</u></b><br/>High standard of design and materials use. Landscaping open space. Establishing a sense of place could result in the development enhancing the settlement edge in this location if implemented.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The policy is reactive rather than proactive so will not lead to new sites for housing being identified on its own. Its application may alter in the scenario that the Housing Delivery Test is failed as specific policies of the development plan may attract reduced weight through decision making.</p> |

| Policy SP02: Spatial Strategy  |  |
|--|--|
| <p><b><u>Preferred Option Policy Summary</u></b><br/>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><b><u>Alternative Options</u></b><br/>The preferred option has been tested against the following three alternative options:<br/>Reasonable Alternative 1 ('Six Towns'): Puts all six towns (Nelson, Colne, Barnoldswick, Barrowford, Brierfield, and Earby) within the same top tier, with these settlements all playing an equal role in meeting the majority of development needs, with limited growth directed to remaining rural settlements.<br/>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.<br/>Reasonable Alternative 3 ('Dispersal'): Adopts a dispersed approach to meeting development needs with each settlement meeting an equal proportion of development requirements. The removal of settlement boundaries as an alternative to the approach of this policy and those alternatives identified above is in effect tested as an alternative to Policy DM09 and as such is not repeated here.</p> <p><b><u>Preferred Option Policy Appraisal</u></b><br/>The preferred approach achieves a balanced outcome across most SA objective areas and delivers the most benefits across economic, social and environmental outcomes. Alternative options tested do not perform as consistently well across all objectives. The dispersed approach scores weakest of the alternatives tested providing for a relatively poor pattern of development in sustainability terms due to the likely high environmental costs associated with land take up, pressure on infrastructure, and the limited responsiveness made to the development needs of the area as identified through the HEDNA and Retail and Leisure Capacity Study. The Six Towns approach has some strong benefits associated with it particularly in regards to supporting the enhanced delivery of housing needs and economic needs taking into viability, however due to the shortage of available land at the smaller settlements a heavier reliance placed on locations with a more limited range of services and facilities means that the proposal scores less well in contrast to the preferred option in environmental terms due to the increased need for greenfield land and reliance placed on car usage in accessing services and employment. A strategy focussing growth on the urban area scores particularly well for</p> |  |



### SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy  |       |  |       |   |  |
|--|-------|--|-------|---|--|
| transport, resources, and climate change objectives owing to the promotion of walking and cycling and modal shift away from car usage. Mixed effects are assessed for the preferred option for biodiversity objectives. This is due to the role the policy has in directing growth to the main urban areas relieving pressure on the rural area to accommodate development needs and benefits for urban regeneration but balances this against potential adverse effects caused by increased development pressure in urban areas on existing green infrastructure. 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. |       |  |       |   |  |
| SA Objective   | Score | Commentary   | Score | Commentary  |  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.   | +     | <p><b>PREFERRED OPTION</b></p> <p><u>Likely Significant Effects</u></p> <p>The preferred option enables housing development at all named 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. Yet despite this, it is likely that this option will fail to meet all affordable housing need given reliance on delivery in areas with low land values. There is a need to monitor the amount of dwellings approved and completed in the borough to ensure timely delivery and a sustainable pattern of 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. Policy measures needed to account for this (such as variation of requirements across geographies). Monitoring of allocation/commitment delivery is a necessity.</p> | ++    | <p><b>SIX TOWNS</b></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.</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> |  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy   |            |  |          |  |
|---|------------|--|----------|--|
|   | <b>+/-</b> | <b>LIMITED RURAL</b><br><u>Likely Significant Effects</u><br><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> <u>Term</u><br><p>Mixed effects over the plan period.</p> <u>Mitigation</u><br><p>Much of the housing provision within rural areas would be reliant on rural exception schemes which may or may not come forward during the plan period.</p> <u>Assumptions</u><br><p>None.</p> <u>Uncertainties</u><br><p>Viability of development in Pendle. Delivery of allocations/commitments</p> | <b>-</b> | <b>DISPERSAL</b><br><u>Likely Significant Effects</u><br><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 being delivered in the wrong location in contrast to assessed need would undermine this objective resulting in overall minor adverse effects for this objective. The communities relied on through this scenario for meeting housing needs are generally not as well connected and as such delivery in this way is unlikely to satisfy the housing needs of larger settlements where the need generally arises.</p> <u>Term</u><br><p>Minor negative effects over the plan period.</p> <u>Mitigation</u><br><p>None.</p> <u>Assumptions</u><br><p>None.</p> <u>Uncertainties</u><br><p>Delivery of allocations/commitments</p> |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | <b>+</b>   | <b>PREFERRED OPTION</b><br><u>Likely Significant Effects</u><br><p>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> <u>Term</u><br><p>Minor positive effects for the plan period.</p> <u>Mitigation</u><br><p>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. There is a need to monitor the</p>  | <b>+</b> | <b>SIX TOWNS</b><br><u>Likely Significant Effects</u><br><p>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. They also maintain a role within the economy of Pendle.</p> <u>Term</u><br><p>Minor positive effects for the plan period.</p> <u>Mitigation</u><br><p>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</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy   |      |   |     |  |
|---|------|---|-----|--|
|   |      | <p>amount of employment land/premises approved and completed in the borough to ensure timely delivery and a sustainable pattern of development.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>   |     | <p>take place which is likely to be more prevalent within urban areas due to the increased availability of brownfield land.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>  |
|   | +/ - | <p><b>LIMITED RURAL</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>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 found within these areas. The approach would threaten the economic sustainability and vibrancy of this part of Pendle.</p> <p><b><u>Term</u></b></p> <p>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Economic development would be highly limited apart from the exceptions permitted under Policy DM09.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments.</p> | -   | <p><b>DISPERSAL</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>This approach would disperse economic development delivered in the borough. This would mean that economic investment would not align to infrastructure and labour supply therefore increasing the need to travel. Such an approach would fail to recognise the advantages offered by the clustering of industries as exemplified by the aerospace sector within West Craven.</p> <p><b><u>Term</u></b></p> <p>Minor negative effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Delivery of allocations/commitments</p> |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and | ++   | <p><b>PREFERRED OPTION</b></p> <p><b><u>Likely Significant Effects</u></b></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 also seeks to support urban regeneration with an emphasis of development within the urban areas, with growth focussed towards the three key service centres and then local service centres in support of their renewal,</p>  | +/- | <p><b>SIX TOWNS</b></p> <p><b><u>Likely Significant Effects</u></b></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</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy |     |  |    |  |  |
|-------------------------------|-----|--|----|--|--|
| promote sustainable living.   |     | <p>their vitality and vibrancy. The approach enables sustainable growth at rural settlements to respond to locally arising development needs.</p> <p><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>The approach is fulfilled by the development of allocated sites, committed sites and policy compliant windfall development. There is a need to monitor the amount of dwellings/employment land approved and completed in the borough to ensure timely delivery and a sustainable pattern of development. Monitoring should identify the proportion of development completed at brownfield sites.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>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 increased 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><b><u>Term</u></b></p> <p>Mixed effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><b><u>Assumption</u></b></p> <p>The local service centres are generally not as well served as the three main towns.</p> <p><b><u>Uncertainties</u></b></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><b>LIMITED RURAL</b></p> <p><b><u>Likely Significant Effects</u></b></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) in addressing problems and needs arising within rural areas. This would negatively affect the sustainability of these areas, potentially leading to their depopulation, loss of employment activity and services, and increasing the need to travel. The effects of the policy could be significant in terms of its</p> | -- | <p><b>DISPERSAL</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant adverse effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><b><u>Assumption</u></b></p>   |  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy  |    |   |     |   |
|--|----|---|-----|---|
|  |    | <p>positive and negative effects and is therefore assessed as being mixed.</p> <p><b><u>Term</u></b><br/>Mixed effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. The approach is fulfilled by the development of allocated sites, committed sites and policy compliant windfall development.</p> <p><b><u>Assumption</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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>None.</p> <p><b><u>Uncertainties</u></b><br/>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>   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | ++ | <p><b>PREFERRED APPROACH</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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 at 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><b><u>Term</u></b><br/>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> | +/- | <p><b>SIX TOWNS</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Mixed effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy |  |  |  |
|-------------------------------|--|--|--|
|                               |  | <p>The approach is fulfilled by the development of allocated sites, committed sites and policy compliant windfall development. There is a need to monitor the amount of dwellings/employment land approved and completed in the borough to ensure timely delivery and a sustainable pattern of development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Allocated or committed sites stall or fail to come forward resulting in pressure to have greater levels of development at rural settlements.</p> | <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><b><u>Assumption</u></b><br/>The local service centres are generally not as well served as the three main towns.</p> <p><b><u>Uncertainties</u></b><br/>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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy |  |   |  |
|-------------------------------|--|---|--|
|                               | <p><b>+/-</b></p> <p><b>LIMITED RURAL</b></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><b>DISPERSAL</b></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 affected. 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> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b>PREFERRED OPTION</b></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 particularly within the borough's main settlements. 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. 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. There is a need to monitor the amount of dwellings/employment land approved and completed in the borough to ensure timely delivery and a sustainable pattern of 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><b>SIX TOWNS</b></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> |



## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy   |    |   |    |  |
|---|----|---|----|--|
|   | ++ | <b>LIMITED RURAL</b><br><u>Likely Significant Effects</u><br>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.<br><u>Term</u><br>Significant positive effects experienced over the plan period.<br><u>Mitigation</u><br>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents. Monitoring should identify the proportion of development completed at brownfield sites.<br><u>Assumption</u><br>None.<br><u>Uncertainties</u><br>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk. | -- | <b>DISPERSAL</b><br><u>Likely Significant Effects</u><br>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.<br><u>Term</u><br>Significant adverse effects experienced over the plan period.<br><u>Mitigation</u><br>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.<br><u>Assumption</u><br>None.<br><u>Uncertainties</u><br>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. | +  | <b>PREFERRED OPTION</b><br><u>Likely Significant Effects</u><br>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.<br><u>Term</u>   | -  | <b>SIX TOWNS</b><br><u>Likely Significant Effects</u><br>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 2024, SHLAA update).<br><u>Term</u><br>Minor negative effects expected for the plan period.<br><u>Mitigation</u>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy |    |   |    |  |
|-------------------------------|----|---|----|--|
|                               |    | <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>   |
|                               | ++ | <p><b>LIMITED RURAL</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>The need for allocations to be determined taking into account committed development.</p> <p><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b>DISPERSAL</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant adverse effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy                          |   |   |   |  |
|--|---|---|---|--|
| 7. To conserve and enhance water quality and resources | 0 | <b>PREFERRED OPTION</b><br><u>Likely Significant Effects</u><br><p>The policy directs development proportionately to the settlements of Pendle, depending on their size and role within the borough. This will help minimise the impact of development on communities and their natural environments whilst meeting development 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> <u>Term</u><br><p>Neutral effects for the plan period.</p> <u>Mitigation</u><br><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> <u>Assumptions</u><br><p>None.</p> <u>Uncertainties</u><br><p>Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p> | 0 | <b>SIX TOWNS</b><br><u>Likely Significant Effects</u><br><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> <u>Term</u><br><p>Neutral effects for the plan period.</p> <u>Mitigation</u><br><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> <u>Assumptions</u><br><p>None.</p> <u>Uncertainties</u><br><p>Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p> |
|  | + | <b>LIMITED RURAL</b><br><u>Likely Significant Effects</u><br><p>The policy directs development to urban areas. This will help minimise the impact of development on communities and their</p>   | - | <b>DISPERSAL</b><br><u>Likely Significant Effects</u><br><p>The policy would result in disproportionate growth at some settlements increasing pressure for the development of greenfield land. This</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy  |   |   |   |  |
|--|---|---|---|--|
|  |   | <p>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><b>Term</b><br/>Minor positive effects for the plan period.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p> |   | <p>approach is likely to increase pressure on the borough's water supply and quality, an in particular where there is insufficient water utility infrastructure. New development is more likely to take place in areas which help to store water by natural means and take place where there is insufficient waste water processing capacity. An adverse effect is assessed for this objective.</p> <p><b>Term</b><br/>Minor adverse effects are assessed for the plan period.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>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><b>PREFERRED OPTION</b></p> <p><b>Likely Significant Effects</b><br/>The policy directs development proportionately to the settlements of Pendle, depending on their size and role within the borough. This will help minimise the need to develop greenfield land which plays a strong 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><b>Term</b><br/>Neutral effects for the plan period.</p>  | 0 | <p><b>SIX TOWNS</b></p> <p><b>Likely Significant Effects</b><br/>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><b>Term</b><br/>Neutral effects for the plan period.</p> <p><b>Mitigation</b></p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy |   |  |   |   |
|-------------------------------|---|--|---|---|
|                               |   | <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b>LIMITED RURAL</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Minor neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> | - | <p><b>DISPERSAL</b></p> <p><b><u>Likely Significant Effects</u></b></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 natural drainage basin which is beneficial for absorbing rainwater and slowing discharge into watercourses. This resource benefits and protects communities in urban areas during extreme weather events. An adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects are assessed for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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.   |    | <b><u>Uncertainties</u></b><br>Climate change and its projected effects on water supply. Low-medium risk.  |
| 9. To improve air quality.    | + | <b>PREFERRED OPTION</b><br><b><u>Likely Significant Effects</u></b><br>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 on travel by car and aligns investment to existing 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.<br><b><u>Term</u></b><br>Minor positive effects for the plan period.<br><b><u>Mitigation</u></b><br>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.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>Viability of development in Pendle. Delivery of allocations/commitments | +  | <b>SIX TOWNS</b><br><b><u>Likely Significant Effects</u></b><br>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.<br><b><u>Term</u></b><br>Minor positive effects for the plan period.<br><b><u>Mitigation</u></b><br>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.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>Viability of development in Pendle. Delivery of allocations/commitments |
|                               | + | <b>LIMITED RURAL</b><br><b><u>Likely Significant Effects</u></b><br>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  | -- | <b>DISPERSAL</b><br><b><u>Likely Significant Effects</u></b><br>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  |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>Minor positive experienced over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumption</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Term</u></b><br/>Significant adverse effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><b><u>Assumption</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b>PREFERRED OPTION</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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 with existing 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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p>               | 0 | <p><b>SIX TOWNS</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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. 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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>  | <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p> |  |
|                               | ++ | <p><b>LIMITED RURAL</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b>DISPERSAL</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant adverse effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |



## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy   |   |   |    |  |
|---|---|---|----|--|
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0 | <p><b>PREFERRED OPTION</b></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><b>SIX TOWNS</b></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><b>LIMITED RURAL</b></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><b>DISPERSAL</b></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>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy   |     |   |   |  |
|---|-----|---|---|--|
|   |     | <p>Minor positive effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Application of design measures to ensure efficient use of materials and promote waste recycling and reuse through operations of development.</p> <p><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Mitigation</u></b></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><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | +/- | <p><b>PREFERRED OPTION</b></p> <p><b><u>Likely Significant Effects</u></b></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. The emphasis placed on the urban areas risks pressure on the green infrastructure network provided within urban areas, particularly on brownfield sites which have started to be reclaimed by nature. Overall a mixed effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Mixed effects for the plan period.</p> <p><b><u>Mitigation</u></b></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</p> | - | <p><b>SIX TOWNS</b></p> <p><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy |     |   |    |  |
|-------------------------------|-----|---|----|--|
|                               |     | <p>(such as street trees) implemented. Implementation of BNG requirements.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments</p>   |    | <p><b>Uncertainties</b><br/>Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments</p>   |
|                               | +/- | <p><b>LIMITED RURAL</b></p> <p><b>Likely Significant Effects</b><br/>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. The emphasis placed on the urban areas risks pressure on the green infrastructure network provided within urban areas, particularly on brownfield sites which have started to be reclaimed by nature. Overall a mixed effect is assessed.</p> <p><b>Term</b><br/>Mixed effects for the plan period.</p> <p><b>Mitigation</b><br/>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 existing mature trees and hedgerows. Existing natural features should be complemented, and design measures to green developments (such as street trees) implemented. Implementation of BNG requirements.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Brownfield sites may be ecological diverse and important in their current condition. Viability pressures are likely to be magnified</p> | -- | <p><b>DISPERSAL</b></p> <p><b>Likely Significant Effects</b><br/>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.</p> <p><b>Term</b><br/>Significant adverse effects experienced over the plan period.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy  |   |   |   |  |
|--|---|---|---|--|
|  |   | due to the emphasis placed for development in areas of the borough which are generally of low viability (see LSH Viability Report) Medium risk.   |   |  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | ? | <p><b>PREFERRED OPTION</b></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 may 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><b>SIX TOWNS</b></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 may 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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy |   |  |   |  |
|-------------------------------|---|--|---|--|
|                               |   | <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><b><u>Uncertainties</u></b></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</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><b><u>Uncertainties</u></b></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p>  |
|                               | ? | <p><b>LIMITED RURAL</b></p> <p><b><u>Likely Significant Effects</u></b></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 may 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><b><u>Term</u></b></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p> | - | <p><b>DISPERSAL</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>Heritage assets of 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><b><u>Term</u></b></p> <p>Likely adverse effects across the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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   | + | <p><b>PREFERRED OPTION</b></p> <p><b><u>Likely Significant Effects</u></b></p>   | - | <p><b>SIX TOWNS</b></p> <p><b><u>Likely Significant Effects</u></b></p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy       |   |  |    |   |
|-------------------------------------|---|--|----|---|
| landscape character and townscapes. |   | <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 which could help trigger further investment into the towns of Pendle. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Permitted Development results in harm to heritage assets. Low-medium risk.</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><b><u>Term</u></b><br/>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Permitted Development results in harm to heritage assets. Low-medium risk.</p> |
|                                     | + | <p><b>LIMITED RURAL</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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.</p> <p><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Design measures, landscaping or use may be used to mitigate any harm on the character of the urban and/or natural environment.</p>   | -- | <p><b>DISPERSAL</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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.</p> <p><b><u>Term</u></b><br/>Significant adverse effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP02: Spatial Strategy |  |  |   |
|-------------------------------|--|--|---|
|                               |  | <p>This is to be assessed through the development management process.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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 the character of the urban and/or natural environment. This is to be assessed through the development management process.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p> |

| Policy SP03: Distribution of Development  |
|---|
| <p><b>Preferred Option Policy Summary (70:20:10)</b></p> <p>The preferred approach distributes development 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, Laneshaw 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><b>Alternative Options</b></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> <ul style="list-style-type: none"> <li>Reasonable Alternative 1: 50% M65 Urban area, 30% West Craven, 20% M65 Rural Area (50:30:20)</li> <li>Reasonable Alternative 2: 80% M65 Urban area, 15% West Craven, 5% M65 Rural Area (80:15:5)</li> <li>Reasonable Alternative 3: New Settlement.</li> </ul> <p><b>Preferred Option Policy Appraisal</b></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 magnified environmental effects. The provision of a new settlement may result in some benefits in the longer term in addressing development needs and allowing for constraints to be managed and planned for through the design and layout of the proposal. A new settlement however requires significant investment, uses extensive resources (in the initial phase at least), and their success is determined by the activities and lifestyle choices made by their occupiers. Furthermore their extensive land take up increases the potential for adverse environmental effects notwithstanding the benefits of a planned approach. A strategy focussing growth within 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. Mixed effects are assessed for the preferred option for biodiversity objectives. This is due to the role the policy has in directing growth to the main urban areas relieving pressure on the rural area to accommodate development needs and benefits for urban regeneration but balances this against potential adverse effects caused by increased development pressure in urban areas on existing green infrastructure. 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 gives very little response to the needs derived beyond this area.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development   |       |  |       |  |
|--|-------|--|-------|--|
| SA Objective   | Score | Commentary   | Score | Commentary   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes. | +     | <p><b>PREFERRED OPTION (70:20:10)</b></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 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 effective means of meeting this type of housing need within the M65 Urban Area. The distribution of dwellings approved and completed should be monitored during the plan period.</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><b>ALTERNATIVE 1 (50:30:20)</b></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 wide 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> <p>Delivery of allocations/commitments. Market responses to a lack of supply.</p> |
|  | +/-   | <p><b>ALTERNATIVE 2 (80:15:5)</b></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</p>   | -     | <p><b>ALTERNATIVE 3 (New Settlement)</b></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</p>   |



### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development  |   |   |   |   |
|---|---|---|---|---|
|   |   | <p>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><b><u>Term</u></b><br/>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Rural Exception schemes and 100% affordable housing schemes would likely form a key response to meeting housing needs under this scenario.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability of development in Pendle. Delivery of allocations/commitments. This would place significant pressure on the need for greenfield sites.</p> |   | <p>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><b><u>Term</u></b><br/>Minor negative effects over the plan period, with potentially minor positive effects beyond.</p> <p><b><u>Mitigation</u></b><br/>Allocations would be required at sites elsewhere in the borough to meet short to medium term housing needs.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | + | <p><b>PREFERRED OPTION (70:20:10)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The policy will align housing growth with employment development helping to integrate land use and infrastructure investment. This will help to support the delivery of this SA objective.</p> <p><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Sites allocated are assessed for their proximity to existing sources of employment. New infrastructure provided through housing sites could also benefit existing employment sites. The distribution of employment land/premises approved and completed should be monitored during the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p>  | - | <p><b>ALTERNATIVE 1 (50:30:20)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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.</p> <p><b><u>Term</u></b><br/>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Sites would need to support new infrastructure and public transport provision to increase opportunities to access employment via sustainable modes of transport.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |   |   |   |   |
|--|---|---|---|---|
|  |   | Viability of development in Pendle. Delivery of allocations/commitments   |   | <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>People will likely travel by car.</p>   |
|  | - | <p><b>ALTERNATIVE 2 (80:15:5)</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>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 provide 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.</p> <p><b><u>Term</u></b></p> <p>Adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b>NEW SETTLEMENT</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>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 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><b><u>Term</u></b></p> <p>Minor negative effects over the plan period with the potential for positive effects after the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>New infrastructure and public transport provision to increase opportunities to access employment via sustainable modes of transport.</p> <p><b><u>Assumptions</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development  |     |   |     |  |
|---|-----|---|-----|--|
|   |     |   |     | <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Delivery of allocations/commitments</p>   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++  | <p><b>PREFERRED OPTION (70:20:10)</b></p> <p><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>The approach is fulfilled by the development of allocated sites, committed sites and policy compliant windfall development. The distribution of developments approved and completed should be monitored during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b>ALTERNATIVE 1 (50:30:20)</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Mixed effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>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><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
|   | +/- | <p><b>ALTERNATIVE 2 (80:15:5)</b></p> <p><b><u>Likely Significant Effects</u></b></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</p>  | --  | <p><b>NEW SETTLEMENT</b></p> <p><b><u>Likely Significant Effects</u></b></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</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |  |  |  |
|--|--|--|--|
|  |  | <p>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><b><u>Term</u></b><br/>Mixed effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.</p> <p><b><u>Assumption</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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>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><b><u>Term</u></b><br/>Significant adverse effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumption</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Site delivery.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development   |    |  |   |   |
|--|----|--|---|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | ++ | <p><b>PREFERRED APPROACH (70:20:10)</b></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 at 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 therefore 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. The distribution of developments approved and completed should be monitored during the plan period.</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><b>ALTERNATIVE 1 (50:30:20)</b></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 increased 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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |   |  |  |
|--|---|--|--|
|  | <p><b>+/-</b></p> <p><b>ALTERNATIVE 2 (80:15:5)</b></p> <p><u><b>Likely Significant Effects</b></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 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.</p> <p><u><b>Term</b></u></p> <p>Mixed effects experienced over the plan period.</p> <p><u><b>Mitigation</b></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><b>Assumption</b></u></p> <p>None.</p> <p><u><b>Uncertainties</b></u></p> <p>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.</p> | <p><b>--</b></p> <p><b>NEW SETTLEMENT</b></p> <p><u><b>Likely Significant Effects</b></u></p> <p>The policy would mean that investment provided would not be directed to the communities evidenced as in need and instead 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.</p> <p><u><b>Term</b></u></p> <p>Significant adverse effects experienced over the plan period.</p> <p><u><b>Mitigation</b></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><b>Assumption</b></u></p> <p>None.</p> <p><u><b>Uncertainties</b></u></p> <p>Deliverability of a new settlement.</p> |  |

## SA 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. | + | <p><b>PREFERRED OPTION (70:20:10)</b></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. The distribution of developments approved and completed should be monitored during the plan period.</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><b>ALTERNATIVE 1 (50:30:20)</b></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 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></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.</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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development                                  |   |  |   |  |
|---|---|--|---|--|
|   | + | <p><b>ALTERNATIVE 2 (80:15:5)</b></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><b>NEW SETTLEMENT</b></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 specific 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><b>PREFERRED OPTION (70:20:10)</b></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><b>ALTERNATIVE 1 (50/30/20)</b></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>  |



## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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. The amount of brownfield land completed as a proportion of overall delivery should be monitored throughout the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Term</u></b><br/>Minor negative effects expected for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability of development in Pendle. Delivery of allocations/commitments</p>  |
|  | ++ | <p><b>ALTERNATIVE 2 (80:15:5)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Significant positive effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b><br/>The need for allocations to be determined taking into account committed development.</p> <p><b><u>Assumption</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p> | <p>-</p> <p><b>NEW SETTLEMENT</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor adverse effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Securing development at a higher density and safeguarding soils from development proven to be at the highest quality.</p> <p><b><u>Assumption</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development               |   |  |   |  |
|--|---|--|---|--|
|  |   | 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>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Non-delivery would place significant pressure on the need for alternative land to be identified in order to meet development requirements (medium risk).</p>  |
| 7. To conserve and enhance water quality and resources | 0 | <p><b>PREFERRED OPTION (70:20:10)</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>The policy directs development proportionately to the 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 development 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.</p> <p><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of policy measures to reduce the potential for pollution of a watercourse 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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b>ALTERNATIVE 1 (50:30:20)</b></p> <p><b><u>Likely Significant Effects</u></b></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 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.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of policy measures to reduce the potential for pollution of a watercourse 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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments. Climate change and its projected effects on water supply. Low-medium risk.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |   |  |   |   |
|--|---|--|---|---|
|  | + | <p><b>ALTERNATIVE 2 (80:15:5)</b></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 a watercourse 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><b>NEW SETTLEMENT</b></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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development   |   |  |   |   |
|--|---|--|---|---|
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0 | <p><b>PREFERRED OPTION (70:20:10)</b></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><b>ALTERNATIVE 1 (50:30:20)</b></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><b>ALTERNATIVE 2 (80:15:5)</b></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><b>NEW SETTLEMENT</b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |   |   |   |  |
|--|---|---|---|--|
|  |   | <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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Term</u></b><br/>Minor adverse effects are assessed for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Climate change and its projected effects on climate change. Low-medium risk.</p> |
| 9. To improve air quality.               | + | <p><b>PREFERRED OPTION (70:20:10)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p>   | - | <p><b>ALTERNATIVE 1 (50:30:20)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b></p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |   |   |   |  |
|--|---|---|---|--|
|  |   | <p><b><u>Mitigation</u></b></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. The distribution of developments approved and completed should be monitored during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p>   |
|  | + | <p><b>ALTERNATIVE 2 (80:15:5)</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive experienced over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumption</u></b></p> <p>None.</p> | - | <p><b>NEW SETTLEMENT</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor adverse effects over the plan period depending on intensity of use and reliance on car for accessed.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development   |   |  |   |  |
|--|---|--|---|--|
|  |   | <p><b><u>Uncertainties</u></b></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>  |   |  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change. | + | <p><b>PREFERRED OPTION (70:20:10)</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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. The distribution of developments approved and completed should be monitored during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p> | - | <p><b>ALTERNATIVE 1 (50:30:20)</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |  |   |  |
|--|--|---|--|
|  | <div>++</div> <div><b>ALTERNATIVE 2 (80:15:5)</b><br/><u>Likely Significant Effects</u><br/>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, 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.<br/><u>Term</u><br/>Significant positive effects experienced over the plan period.<br/><u>Mitigation</u><br/>Developer contributions and site proposals may deliver improvements in local infrastructure and accessibility which would also benefit existing residents.<br/><u>Assumption</u><br/>None.<br/><u>Uncertainties</u><br/>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.</div> | <div>+/-</div> <div><b>NEW SETTLEMENT</b><br/><u>Likely Significant Effects</u><br/>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, 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.<br/><u>Term</u><br/>Mixed effects over the plan period depending on intensity of use and reliance on car for accessed.<br/><u>Mitigation</u><br/>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.<br/><u>Assumption</u><br/>None.<br/><u>Uncertainties</u><br/>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).</div> |  |



### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development  |   |  |   |  |
|---|---|--|---|--|
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0 | <b>PREFERRED OPTION (70:20:10)</b><br><u>Likely Significant Effects</u><br><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> <u>Term</u><br><p>A neutral effect is assessed for this objective.</p> <u>Mitigation</u><br><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> <u>Assumptions</u><br><p>Not assessed</p> <u>Uncertainties</u><br><p>None.</p> | - | <b>ALTERNATIVE 1 (50:30:20)</b><br><u>Likely Significant Effects</u><br><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 (2024). 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> <u>Term</u><br><p>A minor adverse effect is assessed for this objective.</p> <u>Mitigation</u><br><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> <u>Assumptions</u><br><p>Not assessed</p> <u>Uncertainties</u><br><p>None.</p> |
|   | + | <b>ALTERNATIVE 2 (80:15:5)</b><br><u>Likely Significant Effects</u><br><p>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</p>   | - | <b>NEW SETTLEMENT</b><br><u>Likely Significant Effects</u><br><p>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 (2024) 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</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development  |     |  |   |   |
|---|-----|--|---|---|
|   |     | <p>redevelop brownfield sites. Overall a minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></p> <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><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>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> <p><b><u>Term</u></b></p> <p>Significant adverse effects experienced over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumption</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | +/- | <p><b>PREFERRED OPTION (70:20:10)</b></p> <p><b><u>Likely Significant Effects</u></b></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. The emphasis placed on the urban areas risks pressure on the green infrastructure network provided within urban areas, particularly on brownfield sites which have started to be reclaimed by nature. Overall a mixed effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Mixed effects for the plan period.</p> <p><b><u>Mitigation</u></b></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.</p> | - | <p><b>ALTERNATIVE 1 (50:30:20)</b></p> <p><b><u>Likely Significant Effects</u></b></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 (2024). 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><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b></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</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |            |  |            |   |  |
|--|------------|--|------------|---|--|
|  |            | <p>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. The amount and condition of protected sites should be monitored over the plan period. Implementation of BNG requirements through the planning application process.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments</p>   |            | <p>complemented, and design measures to green developments (such as street trees) implemented.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Brownfield sites may be ecological diverse and important in their current condition. Viability of development in Pendle. Delivery of allocations/commitments</p>   |  |
|  | <b>+/-</b> | <p><b>ALTERNATIVE 2 (80:15:5)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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. The emphasis placed on the urban areas risks pressure on the green infrastructure network provided within urban areas, particularly on brownfield sites which have started to be reclaimed by nature. Overall a mixed effect is assessed.</p> <p><b><u>Term</u></b><br/>Mixed effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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. Implementation of BNG requirements through the planning application process.</p> | <b>+/-</b> | <p><b>NEW SETTLEMENT</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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</p> |  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development   |   |  |   |  |
|--|---|--|---|--|
|  |   | <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | ? | <p><b>PREFERRED OPTION (70:20:10)</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><b><u>Mitigation</u></b></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. The number of heritage assets on the at risk register should be monitored during the plan period.</p> <p><b><u>Assumptions</u></b></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><b>ALTERNATIVE 1 (50:30:20)</b></p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |   |   |   |  |
|--|---|---|---|--|
|  |   | <u><b>Uncertainties</b></u><br>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).  |   | <u><b>Uncertainties</b></u><br>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).   |
|  | ? | <b>ALTERNATIVE 2 (80:15:5)</b><br><u><b>Likely Significant Effects</b></u><br>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.<br><u><b>Term</b></u><br>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.<br><u><b>Mitigation</b></u><br>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.<br><u><b>Assumptions</b></u><br>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.<br><u><b>Uncertainties</b></u><br>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). | - | <b>NEW SETTLEMENT</b><br><u><b>Likely Significant Effects</b></u><br>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 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.<br><u><b>Term</b></u><br>Likely permanent adverse effects.<br><u><b>Mitigation</b></u><br>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.<br><u><b>Assumptions</b></u><br>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.<br><u><b>Uncertainties</b></u><br>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). |
| 14. To conserve and enhance              | + | <b>PREFERRED OPTION (70:20:10)</b><br><u><b>Likely Significant Effects</b></u>  | - | <b>ALTERNATIVE 1 (50:30:20)</b><br><u><b>Likely Significant Effects</b></u>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |   |  |   |
|--|---|--|---|
| landscape character and townscapes.      |   | <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><b><u>Term</u></b><br/>Positive effects are assessed for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Permitted Development results in harm to heritage assets. Low-medium risk.</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> <p><b><u>Term</u></b><br/>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Permitted Development results in harm to heritage assets. Low-medium risk.</p> |
|  | + | <p><b>ALTERNATIVE 2 (80:15:5)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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 2024 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><b><u>Term</u></b></p>                                     | <p>-</p> <p><b>NEW SETTLEMENT</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP03: Distribution of Development |  |  |  |
|--|--|--|--|
|  |  | <p>Minor positive effects are assessed for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability pressures could see a requirement for extensive greenfield development under this option if identified sites fail to come forward as anticipated (Medium risk).</p> | <p>Likely permanent adverse effects.</p> <p><b><u>Mitigation</u></b></p> <p>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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>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).</p> |

| Policy SP04: Retail and Town Centre Hierarchy  |       |   |
|--|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b></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 hierarchy in light of more recent trends and demand. The policy implements the findings of this evidence base in its strategic approach to retail development.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></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 are 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><b><u>Alternative Options</u></b></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   | ~     | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP04: Retail and Town Centre Hierarchy   |   |   |
|---|---|---|
| Pendle area and deliver decent homes.   |   | <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effect over the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Application of the sequential and impact tests as appropriate. Monitoring of land uses including vacancy within designated centres. Monitoring of retail uses approved, completed or lost over the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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> |



### SA Appendix 3: Appraisal of Policy Options

| Policy SP04: Retail and Town Centre Hierarchy   |   |   |
|---|---|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy will help direct retail growth and investment to the six designated 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><b><u>Term</u></b></p> <p>Minor positive effect over the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of the sequential and impact tests as appropriate. Monitoring of land uses including vacancy within designated centres. Monitoring of retail uses approved, completed or lost over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effect over the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of the sequential and impact tests as appropriate. Monitoring of land uses including vacancy within designated centres. Monitoring of retail uses approved, completed or lost over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effect over the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Proportionate responses to development proposals depending on their scale and location within these centres. Monitoring of land uses including vacancy within designated centres. Monitoring of retail uses approved, completed or lost over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy helps to encourage the reuse of existing land and buildings within town centres for retail development by directing those land uses to these locations. This supports objectives for regeneration and helps to conserve greenfield land from retail development.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect over the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of the sequential and impact tests as appropriate. Monitoring of land uses including vacancy within designated centres. Monitoring of retail uses approved, completed or lost over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP04: Retail and Town Centre Hierarchy  |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Permanent neutral effects from the adoption of the Local Plan.</p> <p><b><u>Mitigation</u></b></p> <p>Implement of wider policies in the plan relevant to flood risk and managing surface water drainage.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The location and amount of development likely to come forward in compliance with this policy, and effect on flood risk is not known.</p> |
| 9. To improve air quality.   | 0 | <p><b><u>Likely Significant Effects</u></b></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 direction of 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 modes of transport and</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP04: Retail and Town Centre Hierarchy   |   |  |
|---|---|--|
|   |   | <p>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><b><u>Term</u></b><br/>Permanent neutral effects from the adoption of the Local Plan.</p> <p><b><u>Mitigation</u></b><br/>Proportionate responses to development proposals depending on their scale and location within these centres. Monitoring of land uses including vacancy within designated centres. Monitoring of retail uses approved, completed or lost over the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effect over the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Proportionate responses to development proposals depending on their scale and location within these centres. Monitoring of land uses including vacancy within designated centres. Monitoring of retail uses approved, completed or lost over the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP04: Retail and Town Centre Hierarchy   |   |   |
|---|---|---|
|   |   | <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy directs retail developments to the six designated retail 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><b><u>Term</u></b></p> <p>Minor positive effect over the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Proportionate responses to development proposals depending on their scale and location within these centres.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy has an uncertain effect on this SA objective. The policy directs retail development depending on its scale to specific designated areas within Pendle. Historic designations feature throughout the borough with some of the most significant found within the borough's town and district 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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p>                            |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP04: Retail and Town Centre Hierarchy                   |   |  |
|---|---|--|
|   |   | <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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Subject to details of each development. Implementation of policy.</p> |

| Policy SP05: Green Belt  |
|--|
| <p><b><u>Preferred Option Policy Summary</u></b><br/>The preferred approach seeks to protect the Green Belt from inappropriate forms of development, referring to the national planning policy position for the determination of 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 location in the Green Belt in Pendle.</p> <p><b><u>Preferred Option Policy Appraisal</u></b><br/>The policy benefits environmental and social objectives by safeguarding the open countryside from development, maintaining its attractiveness, tranquillity and recreational value. The policy prevents 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</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP05: Green Belt  |       |  |
|--|-------|--|
| <p>constrain growth at specific settlements, however, as evidenced by the SHLAA, 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><b>Alternative Options</b></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 continues to reflect the essential characteristics of green belt and fulfil one or more of the five purposes of the Green Belt as defined by the NPPF. No amendments are proposed to the Green Belt in response to this evidence. Further there is no exceptional circumstances demonstrated to justify 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.</p> |       |  |
| SA Objective   | Score | Commentary   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.   | -     | <p><b>Likely Significant Effects</b></p> <p>The 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 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. This scope could enable limited housing in response to localised housing needs at specific and limited locations within the Green Belt.</p> <p><b>Term</b></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><b>Mitigation</b></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><b>Assumptions</b></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><b>Uncertainties</b></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><b>Likely Significant Effects</b></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</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP05: Green Belt   |    |  |
|---|----|--|
|   |    | <p>type of development is considered to meet the exemptions list. This scope could enable limited provision in response to localised employment needs at specific and limited locations within the Green Belt.</p> <p><b><u>Term</u></b><br/>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> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>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><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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 those listed as exemptions through the NPPF.</p> <p><b><u>Term</u></b><br/>Significant positive effects in the medium and longer term and beyond as investment is channelled to urban areas.</p> <p><b><u>Mitigation</u></b><br/>Monitor pattern of development to determine alignment with spatial strategy (Policies SP02/SP03).</p> <p><b><u>Assumptions</u></b><br/>Opportunities for regeneration come forward with available funding where needed</p> <p><b><u>Uncertainties</u></b><br/>Viability of development is a significant uncertainty in urban parts of the Borough. Medium risk.</p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy SP05: Green Belt  |    |  |
|--|----|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Significant positive effects for the plan period and beyond.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy encourages development within existing urban areas which are generally better served by existing services, facilities, sources of employment, and public transport. This helps to reduce the need to travel, and the reliance on the car. This aligns to the spatial 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><b><u>Term</u></b></p> <p>Benefits for the plan period and beyond.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions/contributions, Travel Plan measures, investment in local cycling, footpath and public transport infrastructure. Mixed use development. Monitor pattern of development to determine alignment with spatial strategy (Policies SP02/SP03).</p> <p><b><u>Assumptions</u></b></p> <p>Sufficient capacity exists/can be made to exist within urban areas to accommodate additional growth sustainably.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP05: Green Belt  |    |   |
|--|----|---|
| 6. To encourage the efficient use of land and conserve and enhance soils.                                    | ++ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects for the plan period and beyond.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor pattern of development to determine alignment with spatial strategy (Policies SP02/SP03).</p> <p><b><u>Assumptions</u></b></p> <p>There is an appetite to develop land within the urban area.</p> <p><b><u>Uncertainties</u></b></p> <p>Market demand and need means urban sites are unsuitable. Viability changes. Allocated sites fail to deliver. Medium risk.</p>  |
| 7. To conserve and enhance water quality and resources   | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The protection afforded to green belt land from development will help to safeguard existing water quality and resources within these areas from potentially polluting developments. 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. Taking the above into account a minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect over the plan period and beyond.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP05: Green Belt  |     |  |
|--|-----|--|
|  |     | <p>Positive effects in the short, medium and longer term strengthened with the adoption of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Application of SuDs in new developments. Third party enhancements to flood storage and slowing the flow of water to watercourses.</p> <p><b><u>Assumptions</u></b><br/>SuDs measures are feasible and viable through new development</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The limited forms of development permitted within the Green Belt will help safeguard air quality in these parts of the Borough. The policy also assists in directing 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 facilities. The concentration of development to these areas may result in adverse effects on localised corridors (i.e. at identified AQMAs) due to increased levels of activities.</p> <p><b><u>Term</u></b><br/>Mixed effects are likely as a result of this policy for this SA objective.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>Assumed that mitigation measures are feasible, viable, and are implemented through new developments.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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, however the policy's role in securing the sustainable location of development and renewal of urban areas, outweighs this adverse effect. A minor positive effect is assessed for this objective overall.</p> <p><b><u>Term</u></b><br/>Minor positive effects are likely as a result of this policy for this SA objective over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP05: Green Belt   |   |   |
|---|---|---|
|   |   | <p><b><u>Assumptions</u></b><br/>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><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period and beyond.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Short, medium and long term benefits extending through and beyond the end of the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Pressure for development within the Green Belt. Effects of climate change on ecological and geological designations. Low-medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP05: Green Belt  |    |  |
|--|----|--|
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | 0  | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects for the Plan period and beyond.</p> <p><b><u>Mitigation</u></b></p> <p>Site specific mitigation measures relating to design, type and scale.</p> <p><b><u>Assumptions</u></b></p> <p>Small scaled development may have more limited effects on heritage assets than larger scaled development</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>  |
| 14. To conserve and enhance landscape character and townscapes.                          | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 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><b><u>Term</u></b></p> <p>Long term significant benefits extending throughout the plan period and beyond.</p> <p><b><u>Mitigation</u></b></p> <p>Building design, detailing, materials, landscaping, form, scale. Record any changes in the amount of land designated Green Belt.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP06: Towards Net Zero Carbon   |       |  |
|--|-------|--|
| <p><b>Preferred Option Policy Summary</b></p> <p>The preferred approach sets out how applicants should seek to design their proposals to help 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><b>Preferred Option Policy Appraisal</b></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><b>Alternative Options</b></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><b>Likely Significant Effects</b></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 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><b>Term</b></p> <p>Minor positive effects likely for the plan period.</p> <p><b>Mitigation</b></p> <p>Adoption of higher build standards as feasible and viable. Monitor the degree to which approved development proposals incorporate renewable energy systems to meet all or part of a development's energy needs.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>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><b>Likely Significant Effects</b></p> <p>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><b>Term</b></p> <p>Minor positive effects likely for the plan period.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP06: Towards Net Zero Carbon  |   |   |
|---|---|---|
|   |   | <p><b><u>Mitigation</u></b><br/>Adoption of higher build standards as feasible and viable. Monitor the degree to which approved development proposals incorporate renewable energy systems to meet all or part of a development's energy needs.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects likely for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Adoption of higher build standards as feasible and viable. Monitor the degree to which approved development proposals incorporate renewable energy systems to meet all or part of a development's energy needs.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP06: Towards Net Zero Carbon   |   |   |
|--|---|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effects likely for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of higher build standards as feasible and viable. Monitor the degree to which approved development proposals incorporate renewable energy systems to meet all or part of a development's energy needs.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>A minor positive effect over the plan period.</p>  |



### SA Appendix 3: Appraisal of Policy Options

| Policy SP06: Towards Net Zero Carbon   |   |   |
|--|---|---|
|  |   | <p><b><u>Mitigation</u></b><br/>The siting, scale, type and impacts of renewable technology on adjacent land uses and features.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>The policy has the potential to constrain the provision of renewables (low-medium risk).</p>  |
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP06: Towards Net Zero Carbon   |    |   |
|--|----|---|
| 9. To improve air quality.   | +  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor the degree to which approved development proposals incorporate renewable energy systems to meet all or part of a development's energy needs. Monitor CO<sub>2</sub> emissions in Pendle to determine if they are declining.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor the degree to which approved development proposals incorporate renewable energy systems to meet all or part of a development's energy needs. Monitor CO<sub>2</sub> emissions in Pendle to determine if they are declining.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure      | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>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 in support of this objective's aims, seeking to recycle materials and buildings as possible, and ensuring that the</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP06: Towards Net Zero Carbon  |   |  |
|---|---|--|
| the sustainable use of natural resources.   |   | <p>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><b><u>Term</u></b><br/>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>A positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP06: Towards Net Zero Carbon                            |   |  |
|---|---|--|
|   |   | <p>Guiding the location, form and type of renewable developments so it does not harm the historic environment.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>The policy may constrain opportunities for renewable energy developments (low-medium risk).</p>   |
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>The policy may constrain opportunities for renewable energy developments (low-medium risk).</p> |

| Policy SP07: Water Management  |
|--|
| <p><b><u>Preferred Option Policy Summary</u></b><br/>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, including wastewater and water efficiency, and confirms the overall approach to managing flood risk, which is implemented through detailed policy.</p> <p><b><u>Preferred Option Policy Appraisal</u></b><br/>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</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP07: Water Management   |       |  |
|---|-------|--|
| <p>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><b>Alternative Options</b></p> <p>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><b><u>Likely Significant Effects</u></b></p> <p>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 2024 SHLAA findings). Overall a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Sites subject to Level 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><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Permanent minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Sites subject to Level 2 SFRA may not be developable for housing in flood risk terms (moderate risk).</p> |

## SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Adopting flood risk measures is likely to affect site capacity and viability (low-medium risk)</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Largely minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Flood prone areas of sites to be avoided and natural features contributing to the management of flood risk maintained.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP07: Water Management  |    |  |
|--|----|--|
| 7. To conserve and enhance water quality and resources   | ++ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>  |



## SA Appendix 3: Appraisal of Policy Options

| Policy SP07: Water Management   |    |   |
|---|----|---|
|   |    | <p>Minor positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><b><u>Term</u></b><br/>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed.</p> <p><b><u>Assumptions</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP07: Water Management   |   |   |
|---|---|---|
|   |   | <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>A positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 14. To conserve and enhance landscape character and townscapes.   | + | <p><b><u>Likely Significant Effects</u></b></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 townscapes) character of the borough, helping to maintain its special landscape form.</p> <p><b><u>Term</u></b></p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP07: Water Management  |       |  |
|--|-------|--|
|  |       | <p>Minor positive effects for the Plan period</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| Policy SP08: Natural Environment   |       |  |
| <p><b><u>Preferred Option Policy Summary</u></b></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.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></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 form a barrier to meeting identified housing and employment land requirements in accordance with the spatial strategy.</p> <p><b><u>Alternative Options</u></b></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 and the Council's legal requirements to protect and enhance biodiversity. 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><b><u>Likely Significant Effects</u></b></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 2024, SHLAA findings). Overall a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> |

## SA 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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Identification of sufficient opportunity for development in the plan area to respond to employment land requirements over the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Degree to which existing habitats affect sites identified for housing is unlikely to be specifically known until the planning application process (medium risk).</p> |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The proposal has the potential to constrain the redevelopment of sites which would benefit the regeneration of the borough 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><b><u>Term</u></b></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The proposal has the potential to constrain the redevelopment of sites which would benefit the regeneration of the borough 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><b><u>Term</u></b></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Responding to BNG requirements is likely to adversely affect viability of proposals particularly within the M65 urban area (medium risk)</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 sometimes 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><b><u>Term</u></b></p> <p>Largely minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP08: Natural Environment   |   |   |
|--|---|---|
|  |   | <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>BNG measures as part of SUDs. Retention and enhancement of natural features, particularly those which contribute positively to water quality.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p>  |

### SA 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.  |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy will maintain the habitats, landscapes and landforms which contribute positively to mitigating the effects of climate change and absorbing carbon. This includes upland peatland found within the borough which aids carbon sequestration, provides flood water storage, helps slow the flow of water into watercourses 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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> |



### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>A significant positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Requirement to safeguard, enhance and where possible expand existing habitats to aid nature recovery in Pendle. Monitor changes in number/area/condition of protected sites in the borough.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect for the duration of the plan period.</p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP08: Natural Environment                                |    |   |
|---|----|---|
|   |    | <p><b><u>Mitigation</u></b><br/>Requirement to safeguard, enhance and where possible reuse and integrate these into developments</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Significant positive effects for the Plan period</p> <p><b><u>Mitigation</u></b><br/>Requirement to safeguard, enhance and where possible reuse and integrate these into developments. Monitor changes in number/area/condition of protected sites in the borough.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| Policy SP09: Historic and Built Environment  |
|--|
| <p><b><u>Preferred Option Policy Summary</u></b><br/>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><b><u>Preferred Option Policy Appraisal</u></b><br/>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> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b>Alternative Options</b></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><b>Likely Significant Effects</b></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 planning 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><b>Term</b></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP09: Historic and Built Environment   |     |  |
|---|-----|--|
|   |     | <p><b><u>Term</u></b><br/>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP09: Historic and Built Environment  |     |  |
|--|-----|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP09: Historic and Built Environment  |   |   |
|--|---|---|
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ? | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Uncertain effects across the plan period to be determined on a site by site basis.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Market demand and need means urban sites are unsuitable. Viability changes. Allocated sites fail to deliver. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP09: Historic and Built Environment  |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>SuDs measures are feasible and viable through new development</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP09: Historic and Built Environment   |   |   |
|---|---|---|
|   |   | <p><b><u>Term</u></b><br/>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ? | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effect for the plan period and beyond.</p> <p><b><u>Mitigation</u></b></p>  |



### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The protections afforded by the policy to the historic environment, is likely to also benefit the natural environment, noting the role that built structures and their curtilage 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><b><u>Term</u></b><br/>A minor positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b><br/>Requirement to safeguard, enhance and where possible reuse and integrate these into developments</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy forms the plan's core response to the historic environment of Pendle, and the objective 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 includes 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><b><u>Term</u></b><br/>Significant positive effects for the Plan period</p> <p><b><u>Mitigation</u></b><br/>Proposals meet and respond to the requirements of the policy in terms of their location, scale, form, appearance, materials, landscaping and design quality. Policies DM18 and DM19 provide further details which help to guide development proposals and conserve Pendle's historic environment. Monitor the number of designated heritage assets in the borough. Monitor the number of heritage assets on the At Risk Register.</p> <p><b><u>Assumptions</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP09: Historic and Built Environment                     |    |   |
|---|----|---|
|   |    | <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The extent to which proposals respond positively to the requirements of policy.</p>  |
| 14. To conserve and enhance landscape character and townscapes. | ++ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects for the Plan period</p> <p><b><u>Mitigation</u></b></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. Monitor the number of designated heritage assets in the borough. Monitor the number of heritage assets on the At Risk Register.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The extent to which proposals respond positively to the requirements of policy.</p> |

| Policy SP10: Healthy and Vibrant Communities   |  |
|--|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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 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 indicators of poor health, high deprivation, and low employment/wages within Pendle. 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 acute needs of existing communities.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></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</p> |  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP10: Healthy and Vibrant Communities   |       |  |
|--|-------|--|
| <p>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> <p><b>Alternative Options</b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Applications for new housing should be accessed for their compliance with Policy DM21 and DM22 of the Local Plan.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP10: Healthy and Vibrant Communities  |    |  |
|---|----|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy supports the achievement of this SA objective in a number of different ways:</p> <ul style="list-style-type: none"> <li>• Its support for the retention existing services.</li> <li>• Encouragement of active lifestyles, promoting health and wellbeing and tackling deprivation.</li> <li>• The direction of development to sustainable and accessible locations, which in turn support the regeneration and investment of the borough's existing settlements.</li> <li>• Improving access and opportunities for employment.</li> <li>• Providing high quality homes which meets the needs of its occupiers.</li> <li>• Promoting community food growing and provide communities resilient to the effects of climate change.</li> </ul> <p><b><u>Term</u></b></p> <p>A significant positive effect from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Application of policy direction as implemented through DM policies and the spatial strategy. Regularly update the SHLAA and Brownfield Register.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p> |

## SA Appendix 3: Appraisal of Policy Options

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

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A significant positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development to existing towns.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP10: Healthy and Vibrant Communities   |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development to existing towns. Implementation of referenced DM policies.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP10: Healthy and Vibrant Communities   |   |  |
|--|---|--|
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy encourages development at sites which are accessible and sustainable. 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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability may reduce the effectiveness of the plan in addressing this objective.</p> |



### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development to existing towns.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development to existing towns.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>Uncertain over the plan period. To be assessed through the planning application process.</p> <p><b><u>Mitigation</u></b><br/>Modifications may be required to design, appearance, layout or even site capacity in response to a finding of harm.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The direction of development to sustainable locations and the promotion of 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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Modifications may be required to design, appearance, layout or even site capacity in response to a finding of harm.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP11: Transport and Connectivity  |       |   |
|--|-------|---|
| <p><b>Preferred Option Policy Summary</b></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><b>Preferred Option Policy Appraisal</b></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><b>Alternative Options</b></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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>A minor positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP11: Transport and Connectivity  |   |  |
|--|---|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A significant positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development to existing towns.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP11: Transport and Connectivity  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Negligible effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Negligible effects over the plan period.</p> <p><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP11: Transport and Connectivity  |   |   |
|--|---|---|
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 site's 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p>  |



### SA Appendix 3: Appraisal of Policy Options

| 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 site's 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><b>Likely Significant Effects</b></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><b>Trend</b></p> <p>Negligible effects over the plan period.</p> <p><b>Term</b></p> <p>A minor positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>Direction of development to existing towns.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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><b>Likely Significant Effects</b></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><b>Trend</b></p> <p>Negligible effects over the plan period.</p> <p><b>Term</b></p> <p>A minor positive effect from the medium term.</p> <p><b>Mitigation</b></p> <p>Direction of development to existing towns.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP11: Transport and Connectivity  |   |   |
|--|---|---|
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | ? | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain over the plan period. To be assessed through the planning application process.</p> <p><b><u>Mitigation</u></b></p> <p>Modifications may be required to design, appearance, layout or even site capacity in response to a finding of harm.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain over the plan period. To be assessed through the planning application process.</p> <p><b><u>Mitigation</u></b></p> <p>Modifications may be required to design, appearance, layout or even site capacity in response to a finding of harm.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy SP12: Infrastructure and Development  |       |   |
|--|-------|---|
| <p><b>Preferred Option Policy Summary</b></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 the latest version of the NPPF.</p> <p><b>Preferred Option Policy Appraisal</b></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 suitable 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><b>Alternative Options</b></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 as the introduction of CIL is not currently viable in Pendle.</p> |       |   |
| SA Objective   | Score | Commentary  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.   | +     | <p><b>Likely Significant Effects</b></p> <p>The 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><b>Term</b></p> <p>Permanent positive effect from adoption.</p> <p><b>Mitigation</b></p> <p>Contributions secured through s.106 agreements</p> <p><b>Assumptions</b></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><b>Uncertainties</b></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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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. The policy therefore has a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effect from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent positive effect from adoption of the plan and through its implementation in decision making.</p> <p><b><u>Mitigation</u></b></p> <p>Monies/direct infrastructure gained through new development. Monitoring of progress made to implement the Infrastructure Delivery Strategy.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>Finance – Viability/Funding. Timescales. Subject to negotiation. Reliance on third parties. Unplanned development resulting in increased/redirected infrastructure needs. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP12: Infrastructure and Development  |   |  |
|--|---|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Permanent positive effect from adoption and through its implementation through decision making.</p> <p><b><u>Mitigation</u></b></p> <p>Third party delivery and funding – i.e. Central Govt investment/incentives. Monitoring of progress made to implement the Infrastructure Delivery Strategy.</p> <p><b><u>Assumptions</u></b></p> <p>That the requirement for contributions is adequately managed through the development management process.</p> <p><b><u>Uncertainties</u></b></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> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent positive effect from adoption.</p> <p><b><u>Mitigation</u></b></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. Monitoring of progress made to implement the Infrastructure Delivery Strategy.</p> <p><b><u>Assumptions</u></b></p> <p>Promoted sites have readily available means of reducing the reliance on cars, and viable with measures to do so.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy may challenge the deliverability of this strategy policy objective owing to pressure on viability. 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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Development management process negotiation may provide alternative means to provide the required infrastructure should viability be challenged by contribution requirements.</p> <p><b><u>Assumptions</u></b></p> <p>Viability is low in the M65 corridor</p> <p><b><u>Uncertainties</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP12: Infrastructure and Development  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent positive effect from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Engagement to date has been accurate and illustrates no further needs not already programmed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent positive effect from adoption – though variable depending on success of implemented scheme.</p> <p><b><u>Mitigation</u></b></p> <p>Monies raised from the development or onsite provision (depending where relevant).</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Subject to site specific modelling. Low risk.</p>   |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy SP12: Infrastructure and Development   |   |   |
|---|---|---|
|   |   | <p><b><u>Mitigation</u></b><br/>Travel vouchers. Bike Storage. Electric charging points, car sharing.</p> <p><b><u>Assumptions</u></b><br/>It is assumed that air quality and sustainable travel have been duly considered through the development management process.</p> <p><b><u>Uncertainties</u></b><br/>Securing daily and regular use. Low-medium risk.</p>  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>Appropriate mitigation measures are proposed in the Local Plan policies</p> <p><b><u>Assumptions</u></b><br/>It is assumed that low carbon design measures have been duly considered through the planning application process.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Likely permanent positive effects from the medium to long term as the policy takes effect on new developments.</p> <p><b><u>Mitigation</u></b><br/>None</p> <p><b><u>Assumptions</u></b><br/>Suitable means of storage and collection provided for through the development.</p> <p><b><u>Uncertainties</u></b><br/>None. Low risk.</p>   |



### SA Appendix 3: Appraisal of Policy Options

| Policy SP12: Infrastructure and Development   |   |   |
|---|---|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy has been assessed to have a negligible effect on the achievement of the objective. The requirement for BNG is secured through Policy DM04 and is unrelated to this policy.</p> <p><b><u>Term</u></b></p> <p>Permanent.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy has been assessed to have a negligible effect on the achievement of the objective.</p> <p><b><u>Term</u></b></p> <p>Permanent.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low risk.</p>   |
| 14. To conserve and enhance landscape character and townscapes.   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy has been assessed to have a negligible effect on the achievement of the objective.</p> <p><b><u>Term</u></b></p> <p>Permanent.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Low risk.</p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience  |       |  |
|--|-------|--|
| <p><b>Preferred Option Policy Summary</b></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><b>Preferred Option Policy Appraisal</b></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><b>Alternative Options</b></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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Mixed effects over the plan period.</p> <p><b>Mitigation</b></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</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience   |     |   |
|---|-----|---|
|   |     | <p>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b><br/>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience   |     |  |
|---|-----|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience  |   |   |
|--|---|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitoring should confirm how often the policy is used in decision making, including as a reason for refusal.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect is assessed for this objective.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience  |    |   |
|--|----|---|
| 6. To encourage the efficient use of land and conserve and enhance soils.                                    | +  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A minor positive effect over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience  |    |   |
|--|----|---|
|  |    | <p>A significant positive effect is assessed for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>A significant positive effect is assessed for this objective.</p> <p><b><u>Mitigation</u></b></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. Monitoring should confirm how often the policy is used in decision making, including as a reason for refusal.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience   |    |  |
|---|----|--|
|   |    | <p>provide buildings constructed to the highest standard minimising their energy requirements and using sustainable construction 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><b><u>Term</u></b><br/>A significant positive effect is assessed for this objective.</p> <p><b><u>Mitigation</u></b><br/>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. Monitoring should confirm how often the policy is used in decision making, including as a reason for refusal.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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. Monitoring should confirm how often the policy is used in decision making, including as a reason for refusal.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>The policy may strain viability in some parts of the borough noting the findings of the LSH viability study (medium risk).</p>  |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience   |    |   |
|---|----|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>A significant positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy has limited direct relationship to this SA objective and so its effects are assessed to be negligible.</p> <p><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 14. To conserve and enhance landscape character and townscapes.   | +  | <p><b><u>Likely Significant Effects</u></b></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>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM01: Climate Resilience  |  |  |
|--|--|--|
|  |  | <p><b><u>Term</u></b><br/>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>The policy is likely to reduce the developable area of proposals and may affect development viability (low-medium risk).</p> |
| Policy DM02(a): Flood Risk   |  |  |
| <p><b><u>Preferred Option Policy Summary</u></b><br/>The preferred approach sets out the Local Plan's requirements for proposals which address flood risk. 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, 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><b><u>Preferred Option Policy Appraisal</u></b><br/>The policy's most significant benefits are for objectives that manage flood risk 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><b><u>Alternative Options</u></b><br/>The policy reflects the NPPF position regarding the approach to be taken towards development in relation to flooding. 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> |  |  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(a): Flood Risk  |       |   |
|---|-------|---|
| SA Objective  | Score | Commentary  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | -     | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 2024, SHLAA findings). Overall a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Sites subject to Level 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><b><u>Likely Significant Effects</u></b></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 employment land requirement can be achieved in full at suitable and deliverable sites over the plan period (see 2023, HEDNA findings). Overall a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Identification of sufficient opportunity for development in the plan area to respond to employment land requirements over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Sites subject to Level 2 SFRA may not be developable for employment in flood risk terms (moderate risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(a): Flood Risk  |     |   |
|---|-----|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 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><b><u>Term</u></b></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 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 prioritisation of natural means to address flooding has the potential to benefit environmental quality, with spaces fulfilling 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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Adopting flood risk measures is likely to affect site capacity and viability (low-medium risk)</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(a): Flood Risk   |   |   |
|--|---|---|
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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. The policy promotes natural prevention/alleviation methods which could 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 used for active land uses.</p> <p><b><u>Term</u></b></p> <p>Largely minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Flood prone areas of sites to be avoided and natural features contributing to the management of flood risk maintained.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM02(a): Flood Risk   |    |   |
|--|----|---|
| 7. To conserve and enhance water quality and resources   | ++ | <p><b><u>Likely Significant Effects</u></b></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 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 preferred to address flood risk, which is likely to have connected benefits for biodiversity and climate change. Natural methods are beneficial in supporting the restoration of 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><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees. The Council should also obtain monitoring information assessing water quality of watercourses in Pendle.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(a): Flood Risk   |    |  |
|--|----|--|
|  |    | <p>Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b><br/>Minor positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b><br/>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM02(a): Flood Risk  |   |   |
|---|---|---|
|   |   | <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. Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><b><u>Term</u></b><br/>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>A positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>                  |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(a): Flood Risk   |   |  |
|--|---|--|
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><b><u>Term</u></b><br/>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p>  |
| 14. To conserve and enhance landscape character and townscapes.                          | + | <p><b><u>Likely Significant Effects</u></b><br/>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.</p> <p><b><u>Term</u></b><br/>Minor positive effects for the Plan period</p> <p><b><u>Mitigation</u></b><br/>Guiding the location, form and type of development permitted so it does not compromise and provides improvements to the water environment.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| Policy DM02(b): Surface and Foul Water Management   |
|---|
| <p><b><u>Preferred Option Policy Summary</u></b><br/>The preferred approach sets out the Local Plan's requirements in relation to surface water and foul water drainage. It confirms the approach to be taken determining requirements for surface water drainage and priorities for developers. The policy maintains a key role in ensuring that developments and wider communities are resilient to flood risk on account of surface water flooding taking into account the effects of climate change, and that development proposals do not adversely affect the water environment.</p> <p><b><u>Preferred Option Policy Appraisal</u></b><br/>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</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management  |       |  |
|--|-------|--|
| <p>effect for this objective. Broader connected benefits of the policy include are identified for biodiversity, health and wellbeing noting the important role that access to water and water environments can have in supporting these SA objectives and the significant impact that flooding can have on individuals, households, and communities. 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. Mixed effects are assessed for housing and economic objectives on a similar basis.</p> <p><b>Alternative Options</b></p> <p>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> |       |  |
| SA Objective   | Score | Commentary   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.   | +/-   | <p><b>Likely Significant Effects</b></p> <p>The proposal has the potential to constrain the development of certain sites for housing where these are compromised by risk of flooding by surface water and/or foul water. 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 thereby reducing a site's yield or possibly its overall suitability for development. The policy however will also help safeguard communities from flood risk, helping to maintain their resilience from the effects of climate change and promote sustainable living providing for higher quality living environments. 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><b>Term</b></p> <p>Permanent minor adverse effects over the plan period.</p> <p><b>Mitigation</b></p> <p>Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period. Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Sites subject to Level 2 SFRA may not be developable for housing in flood risk terms (moderate risk).</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management   |     |  |
|---|-----|--|
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal has the potential to constrain the development of certain sites for employment where these are compromised by risk of flooding by surface water and/or foul water. 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 thereby reducing a site's yield or possibly its overall suitability for development. The policy however will also help safeguard communities from flood risk, helping to maintain their resilience from the effects of climate change and promote sustainable living providing for higher quality commercial environments. 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><b><u>Term</u></b></p> <p>Permanent minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Identification of sufficient opportunity for development in the plan area to respond to housing requirements over the plan period. Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Sites subject to Level 2 SFRA may not be developable for housing in flood risk terms (moderate risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management   |     |   |
|---|-----|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Mixed effects over the plan period, with the potential to be positive depending on site specific considerations.</p> <p><b><u>Mitigation</u></b></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). Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Adopting flood risk measures is likely to affect site capacity and viability (low-medium risk)</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management  |   |  |
|--|---|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal has the potential to constrain the redevelopment of sites which would otherwise benefit the regeneration of Pendle 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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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). Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b> Adopting flood risk measures is likely to affect site capacity and viability (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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy may constrain development in certain places affecting the type and intensity of uses permitted owing to the risk of flooding posed from surface or foul water. 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</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management      |    |  |
|--|----|--|
|  |    | <p>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 used for active land uses.</p> <p><b><u>Term</u></b><br/>Largely minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Flood prone areas of sites to be avoided and natural features contributing to the management of flood risk maintained.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 7. To conserve and enhance water quality and resources | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy strongly contributes to the achievement of this SA objective. The policy seeks to ensure that applicants take into account surface water management 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 and designed in 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><b><u>Term</u></b><br/>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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. Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees. The Council should also obtain monitoring information assessing water quality of watercourses in Pendle.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>Natural drainage measures may not always provide a practical response to drainage issues dependent on ground conditions (low-medium risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management  |    |   |
|--|----|---|
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy functions strongly to reduce flood risk through the management surface water flow. It seeks to limit the effects of flooding through a carefully and comprehensively planned approach to the location, design, and surface water management which takes into the effects of climate change to minimise the risk of flooding to future site occupiers.</p> <p><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                         | +  | <p><b><u>Likely Significant Effects</u></b></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.</p> <p><b><u>Term</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management   |   |  |
|---|---|--|
|   |   | <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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. Monitoring should focus on what successes there have been within the implementation of the policy taking into account feedback provided by statutory consultees.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><b><u>Term</u></b><br/>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p>  |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management   |   |  |
|---|---|--|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>SuDs infrastructure may have a beneficial effect for wildlife where natural methods of drainage are prioritised. This could provide a localised green network within a site making a minor contribution to green infrastructure locally.</p> <p><b><u>Term</u></b></p> <p>A positive effect for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy has a very limited relationship to this objective and is assessed to have a negligible effect.</p> <p><b><u>Term</u></b></p> <p>Negligible effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>   |
| 14. To conserve and enhance landscape character and townscapes.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The implementation of SuDs and role that these fulfil within the wider green infrastructure network and design and appearance of a development could help to enhance the wider landscape and help to integrate developments into their wider built and natural environments.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects for the Plan period</p> <p><b><u>Mitigation</u></b></p> <p>Guiding the location, form and type of development permitted so it does not compromise and provides improvements to the water environment.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM02(b): Surface and Foul Water Management |  |   |
|---|--|---|
|   |  | <p><u>Assumptions</u></p> <p>None.</p> <p><u>Uncertainties</u></p> <p>None.</p> |

| Policy DM03: Renewable Heat and Energy  |       |  |
|---|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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 specific allocations made for renewable energy sites and reliance on provision on a case by case basis. 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> <p><b><u>Alternative Options</u></b></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 renewables 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 are highly valued and sensitive landscapes important for biodiversity. 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><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Negligible effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM03: Renewable Heat and Energy  |   |  |
|---|---|--|
|   |   | <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor positive effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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>   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Permanent minor positive effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM03: Renewable Heat and Energy   |     |   |
|--|-----|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy will assist in reducing dependence on non-renewable forms of energy 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><b><u>Term</u></b></p> <p>Permanent minor positive effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Negligible effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Scale and geography of designations in the policy have yet to be defined.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM03: Renewable Heat and Energy   |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy has a limited relationship to this objective and is assessed to have a negligible effect over the plan period.</p> <p><b><u>Trend</u></b><br/>Negligible effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy has a limited relationship to this objective and is assessed to have a negligible effect over the plan period.</p> <p><b><u>Trend</u></b><br/>Negligible effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed</p>   |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b><br/>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 with no allocations identified and so a minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM03: Renewable Heat and Energy  |     |  |
|---|-----|--|
|   |     | <p>Monitor the degree to which approved development proposals incorporate renewable energy systems to meet all or part of a development's energy needs. Monitor CO<sub>2</sub> emissions in Pendle to determine if they are declining.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>Monitor the degree to which approved development proposals incorporate renewable energy systems to meet all or part of a development's energy needs. Monitor CO<sub>2</sub> emissions in Pendle to determine if they are declining.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM03: Renewable Heat and Energy  |   |   |
|---|---|---|
|   |   | The policy is largely reliant on windfall provision. The scale of renewables supported and suitable with depend on site specific circumstances and material considerations.   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ? | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Siting, layout, form and technical specification of the renewable sought.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Siting, layout, form and technical specification of the renewable sought.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM03: Renewable Heat and Energy   |   |   |
|--|---|---|
| 14. To conserve and enhance landscape character and townscapes.  | ? | <p><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Siting, layout, form and technical specification of the renewable sought.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></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 Strategy.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></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 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> |   |   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM04: Biodiversity Net Gain   |       |   |
|--|-------|---|
| <p><b>Alternative Options</b></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 regulations and guidance published by the government to date. No alternative to the policy 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor adverse effects from the short term for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Off-site provision or contributions and Biodiversity Credits could allow capacities to be maintained. The Council should explore what options are feasible on its surplus land to provide a source of off-site BNG to help facilitate development in the borough whilst adhering to BNG requirements.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor adverse effects from the short term for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Off-site provision or contributions and Biodiversity Credits could allow capacities to be maintained. The Council should explore what options are feasible on its surplus land to provide a source of off-site BNG to help facilitate development in the borough whilst adhering to BNG requirements.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM04: Biodiversity Net Gain  |     |  |
|---|-----|--|
|   |     | 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.  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 HEDNA) 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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Off-site provision or contributions and Biodiversity Credits could allow capacities to be maintained. The Council should explore what options are feasible on its surplus land to provide a source of off-site BNG to help facilitate development in the borough whilst adhering to BNG requirements.</p> <p><b><u>Uncertainties</u></b></p> <p>The habitat value of a site will vary from site to site can 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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM04: Biodiversity Net Gain   |     |   |
|--|-----|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 in 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 HEDNA) 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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Off-site provision or contributions and Biodiversity Credits could allow capacities to be maintained. The Council should explore what options are feasible on its surplus land to provide a source of off-site BNG to help facilitate development in the borough whilst adhering to BNG requirements.</p> <p><b><u>Uncertainties</u></b></p> <p>The habitat value of a site will vary from site to site can 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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Negligible effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy could help conserve some soils on site by its retention for biodiversity use. To a limited degree 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. Land provided as BNG is legally obliged to be maintained for a minimum period of 30-years. The policy therefore has a potential to stifle this land for a prolonged period of time. Mixed effects are therefore assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Careful consideration of land use to be factored into the early development design stage.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The response required of developments for BNG will vary dependent on site specific conditions.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM04: Biodiversity Net Gain   |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy is likely to have a minor positive 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 as water corridors are specifically addressed by the metric. The measures provided (subject to their success) would provide for habitat enhancement along river corridors.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The response required of developments for BNG will vary dependent on site specific conditions. Success of measures over the longer period.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | + | <p><b><u>Likely Significant Effects</u></b></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, particularly close to water corridors. 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><b><u>Term</u></b></p> <p>Likely minor positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Applicants should consider appropriate BNG measures which also benefit flooding and drainage.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>Safeguarding and enhancing habitats can help deliver benefits to air quality at a local level by providing breaks in development and linkages to the surrounding countryside.</p> <p><b><u>Trend</u></b></p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM04: Biodiversity Net Gain  |     |   |
|---|-----|---|
|   |     | <p>A minor positive effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <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><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed</p>  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | +   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely minor positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Applicants should consider appropriate BNG measures which also benefit flooding and drainage.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy will help to safeguard natural resources from permanent loss to development. Land affected by BNG is however subject to a 30-year maintenance obligation and so its implementation could stifle land and access to the resources within them over a long period.</p> <p><b><u>Trend</u></b></p> <p>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Careful consideration of land use to be factored into the early development design stage. Consultation with the Minerals and Waste Authority.</p> <p><b><u>Assumptions</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM04: Biodiversity Net Gain  |    |  |
|---|----|--|
|   |    | <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Likely significant positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Implementation of policy requirements through DM process. The provision and long term stewardship of BNG. Monitoring of BNG provision overall and the quality and management of permitted BNG schemes.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The response required of developments for BNG will vary dependent on site specific conditions.</p>   |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM04: Biodiversity Net Gain                              |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></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> <p><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The response required of developments for BNG will vary dependent on site specific conditions.</p> |

| Policy DM05: Ecological Networks   |       |  |
|--|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></p> <p>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><b><u>Preferred Option Policy Appraisal</u></b></p> <p>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><b><u>Alternative Options</u></b></p> <p>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 is currently underway and a finalised network expected to be adopted in Spring 2025. The policy provides a decision making framework to tie in with this network in the anticipation of its adoption, enabling its implementation. 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><b><u>Likely Significant Effects</u></b></p> <p>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</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM05: Ecological Networks  |   |  |
|---|---|--|
|   |   | <p>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><b><u>Term</u></b><br/>Negligible effect over the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>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><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy is not intended to constrain the delivery of employment development 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><b><u>Term</u></b><br/>Negligible effect over the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>Allocated sites will come forward as anticipated and further employment land supply would not be relied upon to meet the employment land requirement in full.</p> <p><b><u>Uncertainties</u></b><br/>Scale and geography of designations in the policy have yet to be defined.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM05: Ecological Networks  |   |   |
|---|---|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>The policy will deliver permanent positive effects for this objective from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Green Infrastructure enhancements are feasible, and deliverable in access of local communities</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>The policy will deliver permanent positive effects for this objective from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Green Infrastructure enhancements are feasible, and deliverable in access of local communities</p> <p><b><u>Uncertainties</u></b></p> <p>Scale and geography of designations in the policy have yet to be defined.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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 and to access nature.</p> <p><b><u>Trend</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Public access to ecological networks should be explored where this is appropriate.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Scale and geography of designations in the policy have yet to be defined.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM05: Ecological Networks   |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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 helping to protect this from inappropriate forms of development. The policy is assessed as having a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Scale and geography of designations in the policy have yet to be defined.</p>  |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The safeguarding and enhancement of the Ecological network will benefit existing habitats which provide important locations for clean air. This may be particularly important where areas of the ecological network closely relate to the urban area which will also benefit the health and wellbeing of the wider community.</p> <p><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM05: Ecological Networks  |     |  |
|---|-----|--|
|   |     | <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy helps to safeguard and enhance natural features within the Borough which are important to biodiversity and which also will help to mitigate and possibly 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><b><u>Term</u></b><br/>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>Biodiversity networks are likely to include mineral safeguarding areas. The maintenance and enhancement of these corridors could serve to protect natural resources located in these corridors. However BNG measures will prevent other land uses taking place on a site for a minimum of 30-years. 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 mixed.</p> <p><b><u>Term</u></b><br/>Mixed effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Scale and geography of designations in the policy have yet to be defined.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM05: Ecological Networks  |    |   |
|---|----|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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.   | <b>0</b> | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM06: Green Infrastructure   |   |   |
|---|---|---|
|   |   | <p>None.</p> <p><b><u>Assumptions</u></b><br/>Allocated sites and sites within settlement boundaries come forward in sufficient numbers to meet identified needs.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>Allocated sites and sites within settlement boundaries come forward in sufficient numbers to meet identified needs</p> <p><b><u>Uncertainties</u></b><br/>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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM06: Green Infrastructure   |    |   |
|---|----|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Green Infrastructure enhancements are feasible, and deliverable in access of local communities</p> <p><b><u>Uncertainties</u></b></p> <p>Viability. Medium risk.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Long term benefits in securing maintenance, protection and extension of green infrastructure.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Green Infrastructure enhancements are feasible and accessible to the wider community</p> <p><b><u>Uncertainties</u></b></p> <p>Viability. Medium risk.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Trend</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The need for and implication of green infrastructure within developments will vary depending on their scale, type and location. Low risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM06: Green Infrastructure  |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects for the short, medium and long term, though open to external influences.</p> <p><b><u>Mitigation</u></b></p> <p>Determined on a site by site basis</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely positive effects over the short, medium and long term for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Green Infrastructure enhancements are feasible through a new development</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM06: Green Infrastructure   |   |  |
|---|---|--|
| 9. To improve air quality.  | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term benefits as Green Infrastructure becomes established.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Opportunities exist to connect green infrastructure networks within and nearby urban areas</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term benefits as Green Infrastructure becomes established.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>The prevention of unsuitable forms of development within or within the buffer of the defined ecological network.</p> <p><b><u>Assumptions</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM06: Green Infrastructure   |    |  |
|---|----|--|
|   |    | <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>N/a.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>  |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Preferred Option Policy Summary</u></b><br/>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><b><u>Preferred Option Policy Appraisal</u></b><br/>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><b><u>Alternative Options</u></b><br/>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.   | <b>0</b> | <p><b><u>Likely Significant Effects</u></b><br/>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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>Avoidance of existing trees as far as possible.</p> <p><b><u>Assumptions</u></b><br/>Site specific issues regarding trees can be addressed at the planning application stage</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>Avoidance of existing trees as far as possible.</p> <p><b><u>Assumptions</u></b><br/>Site specific issues regarding trees can be addressed at the planning application stage</p> <p><b><u>Uncertainties</u></b><br/>Extent to which trees affect the development area and type of development which could take place.</p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM07: Trees and Hedgerows  |   |   |
|---|---|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Long term minor positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><b><u>Assumptions</u></b></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Long term minor positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><b><u>Assumptions</u></b></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><b><u>Uncertainties</u></b></p> <p>Effects of climate change. Damage from unsociable behaviour. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed.</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor net benefits from the adoption of the plan.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><b><u>Assumptions</u></b></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><b><u>Uncertainties</u></b></p> <p>The implication of this policy on the efficient use of land will vary depending on site specific circumstances. Medium risk</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM07: Trees and Hedgerows   |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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 healthier natural and urban environments.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect in the longer term.</p> <p><b><u>Mitigation</u></b></p> <p>Trees protected through design / construction. Replacement planting where lost.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term benefits.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible.</p> <p><b><u>Assumptions</u></b></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><b><u>Uncertainties</u></b></p> <p>Climate Change resulting in more frequent and worse extreme weather events. Medium risk.</p> |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM07: Trees and Hedgerows  |   |   |
|---|---|---|
|   |   | <p>Medium and long term benefits.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>New trees provided through a development are maintained and achieve maturity.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Long term benefits.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>New trees provided through a development are maintained and achieve maturity.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>Not assessed.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM07: Trees and Hedgerows  |    |  |
|---|----|--|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Medium to long term significant benefits.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible. The provision and long term stewardship of BNG. Monitoring of BNG provision overall and the quality and management of permitted BNG schemes.</p> <p><b><u>Assumptions</u></b></p> <p>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>New trees provided through a development are maintained and achieve maturity</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Mitigation</u></b></p> <p>Design measures to avoid and where possible restore tree coverage and existing hedgerows. Replacement provision where this is not possible. The provision and long term stewardship of BNG. Monitoring of BNG provision overall and the quality and management of permitted BNG schemes.</p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM07: Trees and Hedgerows   |       |  |
|--|-------|--|
|  |       | <p><b><u>Assumptions</u></b><br/>Trees are adequately considered through the design process. Trees are maintained and in a safe condition.</p> <p><b><u>Uncertainties</u></b><br/>Effects of Climate Change on the natural environment, including new and existing trees/hedgerow. Medium risk.</p>  |
| Policy DM08: South Pennine Moors   |       |  |
| <p><b><u>Preferred Option Policy Summary</u></b><br/>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><b><u>Preferred Option Policy Appraisal</u></b><br/>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><b><u>Alternative Options</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy has potential to constrain the delivery of housing in areas in close proximity to the South Pennine Moors. The spatial 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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None identified.</p> <p><b><u>Assumptions</u></b><br/>Sites identified for allocation come forward as anticipated.</p> <p><b><u>Uncertainties</u></b><br/>Land within the influence of the South Pennine Moors comes under pressure for development. Low risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Sites identified for allocation in the plan come forward as anticipated.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None identified</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None. Low risk.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>On-delivery/off-site delivery via developer contributions</p> <p><b><u>Assumptions</u></b></p> <p>Suitable and available land is identified for SANG.</p> <p><b><u>Uncertainties</u></b></p> <p>Development pressure in areas close to the South Pennine Moors requiring SANG. Low risk.</p> |



### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>On-site delivery/off-site delivery via developer contributions</p> <p><b><u>Assumptions</u></b></p> <p>Suitable and available land is identified for SANG.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 agricultural land. The policy has a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Positive effects from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None identified.</p> <p><b><u>Assumptions</u></b></p> <p>None,</p> <p><b><u>Uncertainties</u></b></p> <p>The policy is reliant on other strategies to restore the South Pennines Moorlands to be successful in this regard.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM08: South Pennine Moors   |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy prevents inappropriate forms of development in most environmentally sensitive upland locations which also form the source of many watercourses in Eastern Pendle within the catchment of the River Calder (Lancashire). 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><b><u>Term</u></b></p> <p>Positive effects from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The Council should obtain monitoring information assessing water quality of watercourses in Pendle.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy restricts the form, scale and type of development permitted in designated undeveloped upland areas of the Borough. These 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 moorland heather 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><b><u>Term</u></b></p> <p>Positive effects from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM08: South Pennine Moors  |   |  |
|---|---|--|
|   |   | <p><b><u>Term</u></b><br/>Positive effects from adoption at least for the plan period.</p> <p><b><u>Mitigation</u></b><br/>On-site delivery/off-site delivery via developer contributions. Changes in CO<sub>2</sub> emissions in Pendle. Condition of SSSI from data produced by Natural England.</p> <p><b><u>Assumptions</u></b><br/>Sufficient SANG is identified/made available.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects from adoption at least for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Changes in CO<sub>2</sub> emissions in Pendle. Condition of SSSI from data produced by Natural England.</p> <p><b><u>Assumptions</u></b><br/>None identified.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects from adoption at least for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM08: South Pennine Moors  |    |  |
|---|----|--|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 peat 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><b><u>Term</u></b></p> <p>Significant positive effects from adoption at least for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Policy contains mitigation measures to reduce pressure on South Pennine Moors as a source of recreation. Condition of SSSI from data produced by Natural England.</p> <p><b><u>Assumptions</u></b></p> <p>Sufficient SANG is identified/made available.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects from adoption at least for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects from adoption at least for the plan period.</p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM08: South Pennine Moors |  |   |
|----------------------------------|--|---|
|                                  |  | <p><b><u>Mitigation</u></b><br/>Condition of SSSI from data produced by Natural England.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>None. Low risk.</p> |

| Policy DM09: Open Countryside   |       |  |       |   |
|---|-------|--|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b><br/>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><b><u>Preferred Option Policy Appraisal</u></b><br/>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 Local Plan.</p> <p><b><u>Alternative Options</u></b><br/>The defined reasonable alternative would establish a more liberal approach towards development within the open countryside, enabling broader forms of development, outside but adjacent to the settlement boundary, subject to adherence to policy. The policy would take a form similar to that of Policy LIV1 of the adopted Core Strategy. The alternative approach 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><b><u>Likely Significant Effects</u></b><br/>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 sources of supply contained within the Local Plan including policies and allocations and opportunities for windfall development within settlement boundaries which are considered</p> | +/-   | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b></p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside   |   |  |     |  |
|---|---|--|-----|--|
|   |   | <p>to provide sufficient opportunity for the defined housing needs of the Borough to be met in full.</p> <p><b><u>Term</u></b><br/>Neutral effects for the plan period owing to availability of supply elsewhere and potential for limited housing development within the open countryside.</p> <p><b><u>Mitigation</u></b><br/>Allocated sites. Windfall development. Monitoring of permitted and completed development, inclusive of progress to bring allocated sites forward for development. The scale and location of development permitted and developed.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Viability of development in Pendle. Delivery of allocations/commitments</p>   |     | <p>Mixed effect for this objective during the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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 sources of supply contained within the Local Plan including 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><b><u>Term</u></b><br/>Neutral effects for the plan period owing to availability of supply elsewhere and potential for limited economic development within the open countryside.</p> <p><b><u>Mitigation</u></b><br/>Allocated sites. Windfall development. Monitoring of permitted and completed development, inclusive of progress to bring allocated sites forward for development.<br/>The scale and location of development permitted and developed.</p> | +/- | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Mixed effect within the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside   |   |  |   |   |
|---|---|--|---|---|
|   |   | <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>more attractive to the market and responsive to demand than existing supply. 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 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>Monitoring of permitted and completed development, inclusive of progress to bring allocated sites forward for development.</p> <p>The scale and location of development permitted and developed.</p> <p>Amount of development delivered within settlement boundaries vs amount of development delivered within the open countryside.</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>Likely Significant Effects</u></p> <p>The policy would encourage investment at greenfield sites located on the periphery 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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside  |   |   |     |  |
|--|---|---|-----|--|
|  |   | <u><b>Uncertainties</b></u><br>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. Medium risk.  |     | <u><b>Uncertainties</b></u><br>The scale, extent and type of development which might come forward under such a policy and the timing of its delivery. Low-medium risk.   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | + | <u><b>Likely Significant Effects</b></u><br>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.<br><br><u><b>Term</b></u><br>Short-, medium-, and long-term benefits at least for the duration of the plan.<br><br><u><b>Mitigation</b></u><br>Monitor the amount of development delivered within settlement boundaries vs amount of development delivered within the open countryside.<br><br><u><b>Assumptions</b></u><br>None.<br><br><u><b>Uncertainties</b></u><br>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk. | +/- | <u><b>Likely Significant Effects</b></u><br>Sites on the edge of existing settlement would be closely 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.<br><br><u><b>Term</b></u><br>Mixed effects assessed with positive effects likely for new residents and adverse effects assessed for existing residents.<br><br><u><b>Mitigation</b></u><br>Mitigation could be dealt with via planning obligations / conditions or s106 contributions in policy SUP 8.<br><br><u><b>Assumptions</b></u><br>The enhanced viability of development outside of settlement boundaries could provide greater scope for developer contributions and benefits to the wider community.<br><br><u><b>Uncertainties</b></u><br>Effects will vary from site to site. |



### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Short-medium-long term benefits across the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Developer contributions sought as necessary in accordance with Policy SP12 through the development management process.</p> <p>The scale and location of development permitted and developed.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p> | - | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Mitigation is dealt with via planning obligations / conditions or s106 contributions in policy SP12.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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</p>  | - | <p><b><u>Likely Significant Effects</u></b></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 undeveloped land in agricultural use, including soils of higher quality to permanent forms of</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside                          |   |  |   |  |
|--|---|--|---|--|
|  |   | <p>renewal and turn protecting undeveloped soils from loss. The primary purpose of this policy is to maintain and enhance the open countryside which would have associated conservation and enhancement of soils.</p> <p><b><u>Term</u></b></p> <p>Significant benefits from adoption for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>The scale and location of development permitted and developed. Amount of development delivered within settlement boundaries vs amount of development delivered within the open countryside.</p> <p><b><u>Assumptions</u></b></p> <p>Soil quality is highest in rural areas.</p> <p><b><u>Uncertainties</u></b></p> <p>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>  |   | <p>development. There is however little to no Best and Most Versatile land in Pendle.</p> <p><b><u>Term</u></b></p> <p>Permanent negative effects from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Density increases would limit the loss of undeveloped land.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties.</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>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><b><u>Mitigation</u></b></p> <p>Adoption of water efficiency standards through development which recycle and minimise the amount of water used.</p> <p><b><u>Assumptions</u></b></p> <p>There is adequate water infrastructure to support planned growth.</p> | - | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Permanent negative effect from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Water resource infrastructure may be secured through a development to limit and minimise this impact.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Climate Change and the effect this has on the supply of water. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside  |   |   |   |   |
|--|---|---|---|---|
|  |   | <p><b><u>Uncertainties</u></b></p> <p>Further engagement with the Environment Agency, United Utilities and Yorkshire Water will be necessary regarding 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.</p>  |   |   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy resists inappropriate forms of development in the open countryside and in turn protects undeveloped greenfield land from development. This helps to safeguard existing drainage basins. This land is important in minimising flood risk in the Borough. The policy therefore has a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from adoption across the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 rainwater and reduce runoff. A minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely permanent adverse effects, though the extent and nature of this adverse effect could be reduced with effective mitigation.</p> <p><b><u>Mitigation</u></b></p> <p>SuDs. Amount, layout and form of development.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy supports rural diversification and sustainability of the countryside in Pendle. The policy prevents inappropriate development in the open countryside keeping this to a limited range of acceptable land uses. The approach taken by the policy helps to maintain air quality in this part of the Borough by avoiding significant increases in land uses and activities.</p>  | - | <p><b><u>Likely Significant Effects</u></b></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 located further away. Such development would encourage access via car, with adverse effects for air quality across the Borough.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside  |   |   |   |  |
|--|---|---|---|--|
|  |   | <p>Development is focussed towards areas which are accessible to services, employment and shops reducing the need to travel.</p> <p><b><u>Term</u></b></p> <p>Short, medium and long term positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Sustainability standards in new development such as electric charging points. Measures to encourage access via non-polluting forms of transport. Monitoring of permitted and completed development, inclusive of progress to bring allocated sites forward for development. The scale and location of development permitted and developed. Amount of development delivered within settlement boundaries vs amount of development delivered within the open countryside.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Term</u></b></p> <p>Short to medium negative effects, potentially reducing in the longer term with changing technology and behaviour patterns.</p> <p><b><u>Mitigation</u></b></p> <p>Travel plan measures. Infrastructure enhancements. Car sharing. Electric charging facilities. Cycle storage.</p> <p><b><u>Assumptions</u></b></p> <p>Undeveloped sites on the edge of settlements are typically less sustainable than locations within settlement boundaries.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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. The policy supports the spatial strategy, by limiting the scope of development outside of settlement boundaries. This helps to focus development towards areas which are accessible to services, employment and shops reducing the need to travel.</p> <p><b><u>Term</u></b></p> <p>Short, medium and longer term positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring of permitted and completed development, inclusive of progress to bring allocated sites forward for development.</p>   | - | <p><b><u>Likely Significant Effects</u></b></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 and unsustainable patterns of activities/travel, with consequential adverse effects for greenhouse gas emissions across the Borough.</p> <p><b><u>Term</u></b></p> <p>Negative effects in the short to medium term, reducing towards neutral in the longer term as technology and behaviours adapt.</p> <p><b><u>Mitigation</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside   |   |   |   |  |
|---|---|---|---|--|
|   |   | <p>The scale and location of development permitted and developed.<br/>Amount of development delivered within settlement boundaries vs amount of development delivered within the open countryside.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |   | <p><b><u>Assumptions</u></b><br/>Undeveloped sites on the edge of settlements are typically less sustainable than locations within settlement boundaries.</p> <p><b><u>Uncertainties</u></b><br/>Changes in technology, demand and patterns in behaviour. Low-medium risk.</p>   |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | + | <p><b><u>Likely Significant Effects</u></b><br/>The policy benefits this objective by directing development away from undeveloped mineral safeguarding areas which exist quite extensively outside of established settlement boundaries.</p> <p><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Monitoring of permitted and completed development, inclusive of progress to bring allocated sites forward for development.</p> <p>The scale and location of development permitted and developed.<br/>Amount of development delivered within settlement boundaries vs amount of development delivered within the open countryside.</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p> | - | <p><b><u>Likely Significant Effects</u></b><br/>The policy adversely affects this objective by enabling development in the open countryside potentially putting at risk mineral safeguarding areas.</p> <p><b><u>Term</u></b><br/>Minor permanent adverse effects.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside   |   |   |   |   |
|---|---|---|---|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 exist 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 higher biodiversity value which will require an appropriate response to this value through the application of Biodiversity Net Gain.</p> <p><b><u>Term</u></b></p> <p>Likely positive effects from adoption of the plan, at least until the end of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Net gain for biodiversity and geodiversity sought through planning applications. The scale and location of development permitted and developed. Amount of development delivered within settlement boundaries vs amount of development delivered within the open countryside.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Initially significant adverse effects reducing over time where mitigation measures are implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Provision of habitat areas within open space, landscaping or buildings to deliver net gain for biodiversity.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Relevance and success of measures provided within developments to mitigate effects of development on wildlife. Medium risk.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | ? | <p><b><u>Likely Significant Effects</u></b></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</p>   | ? | <p><b><u>Likely Significant Effects</u></b></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>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside                                   |   |   |   |  |
|---|---|---|---|--|
|   |   | <p>development. Heritage assets are found across all parts of the Borough and so the policy's restriction to development in the open countryside could apply pressure to development sites which are sensitive for the role they play within the historic environment or affect a heritage asset to meet development needs. This will vary case by case. The policy has uncertain effects on this objective as a result.</p> <p><b><u>Term</u></b></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>Permitted Development results in harm to heritage assets. Low-medium risk.</p> |   | <p><b><u>Term</u></b></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from adoption across the short, medium and into the long term for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Design, scale, and location of development. Landscaping, Use of high quality materials. The scale and location of development</p>  | - | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Initial significant adverse effects, reducing to between negative and neutral in the longer term with adoption of successful mitigation measures</p> <p><b><u>Mitigation</u></b></p> <p>Landscaping/boundary treatments, use of materials, scale and massing to reflect the local built environment.</p> <p><b><u>Assumptions</u></b></p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM09: Open Countryside |  |   |   |
|-------------------------------|--|---|---|
|                               |  | <p>permitted and developed. Amount of development delivered within settlement boundaries vs amount of development delivered within the open countryside.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>Pressure to develop Greenfield sites should identified supply not come forward or development targets not be achieved. Low-medium risk.</p> | <p>Undeveloped land adjacent to settlements plays a role in defining their setting and unique character.</p> <p><b>Uncertainties</b></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><b>Preferred Option Policy Summary</b></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><b>Preferred Option Policy Appraisal</b></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><b>Alternative Options</b></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><b>Likely Significant Effects</b></p> <p>The policy requires proposals to respond to findings on effects towards 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><b>Term</b></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> <p><b>Mitigation</b></p> <p>Siting, layout, form, mass of development, materials used, Landscaping. Topographical changes.</p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM10: Landscape Character  |   |  |
|---|---|--|
|   |   | <p><b><u>Assumptions</u></b><br/>Measures outlined in policy to address a development's effect on the landscape can be mitigated in line with policy.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>Siting, layout, form, mass of development, materials used, Landscaping. Topographical changes.</p> <p><b><u>Assumptions</u></b><br/>Measures outlined in policy to address a development's effect on the landscape can be mitigated in line with policy.</p> <p><b><u>Uncertainties</u></b><br/>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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM10: Landscape Character  |   |   |
|---|---|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Siting, layout, form, mass of development, materials used, Landscaping. Topographical changes.</p> <p><b><u>Assumptions</u></b></p> <p>Measures outlined in policy to address a development's effect on the landscape can be mitigated in line with policy.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>Capacity exists within the borough to meet development needs without adverse effects for landscape quality.</p> <p><b><u>Uncertainties</u></b></p> <p>None. Low risk.</p>  |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ? | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects over the plan period depending on the scale, location and type of development proposed.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The location, scale and type of development which may come forward over the plan period. Low-medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM10: Landscape Character   |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely positive effects from the medium term, at least for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Areas left free of development. Functioning as open space/net biodiversity areas.</p> <p><b><u>Assumptions</u></b></p> <p>The application of the policy's requirements are feasible and viable.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely positive effects from the medium term, at least for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Areas left free of development. Functioning as open space/net biodiversity areas.</p> <p><b><u>Assumptions</u></b></p> <p>The application of the policy's requirements are feasible and viable</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p>  |

### SA 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><b><u>Assumptions</u></b><br/>The application of the policy's requirements are feasible and viable</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Likely positive effects from the medium term, at least for the duration of the plan period.</p> <p><b><u>Mitigation</u></b><br/>Areas left free of development. Functioning as open space/net biodiversity areas. New planting.</p> <p><b><u>Assumptions</u></b><br/>The application of the policy's requirements are feasible and viable</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Likely positive effects from the short term, at least for the duration of the plan period.</p> <p><b><u>Mitigation</u></b><br/>None identified.</p> <p><b><u>Assumptions</u></b><br/>None identified.</p> <p><b><u>Uncertainties</u></b><br/>None identified.</p>  |

## SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely significant positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Features providing for net gain for biodiversity. Appropriate use of land. Open space and natural green space.</p> <p><b><u>Assumptions</u></b></p> <p>Natural features within a site also fulfil an important function for wildlife.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Scale and location of development, layout, materials, landscaping, open space, and proximity of and relationship to constraints</p> <p><b><u>Assumptions</u></b></p> <p>Assumed that measures to address landscape effects also benefit the historic environment.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 14. To conserve and enhance landscape character and townscapes.   | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM10: Landscape Character  |       |   |
|---|-------|---|
|   |       | <p>Likely significant positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Scale and location of development, layout, materials, landscaping, open space.</p> <p><b><u>Assumptions</u></b></p> <p>Measures implemented through new developments to address the impact on landscapes are maintained and deliver the intended effect.</p> <p><b><u>Uncertainties</u></b></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 National Landscape   |       |   |
| <p><b><u>Preferred Option Policy Summary</u></b></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 National Landscape. The policy seeks to keep development within the National Landscape to a minimum, responding to local needs only. Major developments are to be refused unless specific tests are met.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></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 National Landscape 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 National Landscape to meet identified needs in accordance with the proposed spatial strategy. Whilst the policy has positive effects for this objective by safeguarding the National Landscape from inappropriate forms of development, the benefits of the policy for tourism could attract increased visitor numbers to the National Landscape resulting in greater pressure for the environment from increased visits.</p> <p><b><u>Alternative Options</u></b></p> <p>The policy reflects the NPPF position regarding the National Landscape and development within National Landscapes. 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><b><u>Likely Significant Effects</u></b></p> <p>The Forest of Bowland National Landscape 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 National Landscape 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 National Landscape will be permitted where consistent with policy ensuring that local housing needs can be accommodated should they come forward.</p> <p><b><u>Term</u></b></p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM11: Forest of Bowland National Landscape   |   |   |
|---|---|---|
|   |   | <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>New homes in the National Landscape 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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The scale of housing need within the National Landscape 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><b><u>Likely Significant Effects</u></b></p> <p>The Forest of Bowland National Landscape 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 National Landscape 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 National Landscape to support the rural economy. The policy also safeguards the National Landscape 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><b><u>Term</u></b></p> <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Activities take place which place the National Landscape under pressure. Low-medium risk.</p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM11: Forest of Bowland National Landscape   |   |  |
|---|---|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>Whilst the policy aims to safeguard the special qualities of the National Landscape, 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><b><u>Term</u></b></p> <p>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The Forest of Bowland National Landscape 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 National Landscape 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><b><u>Term</u></b></p> <p>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM11: Forest of Bowland National Landscape  |   |  |
|--|---|--|
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy promotes small scale sustainable development within the National Landscape which will help sustain rural communities and businesses. The investment brought by such development will be important in ensuring that residents local to the National Landscape 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><b><u>Term</u></b></p> <p>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Measures to encourage the use of non-car modes for developments may be sought through Planning Contributions.</p> <p><b><u>Assumptions</u></b></p> <p>Developments provide benefits to the local community and businesses.</p> <p><b><u>Uncertainties</u></b></p> <p>A modal shift cannot be forced. Jobs provided in the National Landscape may not be taken up by residents of the National Landscape. Existing housing stock in the National Landscape 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><b><u>Likely Significant Effects</u></b></p> <p>The policy encourages the most suitable and sensitive use of land within the National Landscape including the promotion of re-use/conversion of existing buildings. This safeguards the loss of land within the National Landscape to inappropriate forms of development.</p> <p><b><u>Term</u></b></p> <p>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM11: Forest of Bowland National Landscape  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy by its implementation will help safeguard water quality and resources which are to be found within the National Landscape from inappropriate forms of development. The National Landscape 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><b><u>Term</u></b></p> <p>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Limited forms and types of developments are permissible in the National Landscape. Design requirements and sustainable build standards to be implemented.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 National Landscape which fulfil an important function in reducing flood risk downstream providing significant areas of water storage slowing water flow in flood events.</p> <p><b><u>Term</u></b></p> <p>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Proposals to be design and developed in accordance with strategic flood risk policy.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>Climate change effects functionality and capacity of drainage basins. Medium risk.</p>   |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></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 National Landscape safeguarding the air quality experienced in this part of the borough. A minor positive effect is assessed overall.</p> <p><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM11: Forest of Bowland National Landscape   |   |   |
|---|---|---|
|   |   | <p>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Measures to promote sustainable travel through new development secured by planning condition/obligation</p> <p><b><u>Assumptions</u></b><br/>N/a.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy supports rural diversification and opportunities for sustainable growth within the National Landscape important to secure the longevity of the area as a place to live, work and play sustainably in. It also seeks to protect the National Landscape which is an important natural environment. Overall a positive effect is assessed owing to the protection afforded to a large natural resource.</p> <p><b><u>Term</u></b><br/>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Sustainable build standards, efficiency in the use of resources, measures to promote sustainable travel.</p> <p><b><u>Assumptions</u></b><br/>N/a.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy protects the National Landscape from 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><b><u>Term</u></b><br/>Short, medium and long term benefits over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM11: Forest of Bowland National Landscape   |    |  |
|---|----|--|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The aim of the policy is to protect the landscape and cultural qualities of the National Landscape from inappropriate forms of development. The National Landscape 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 National Landscape 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 Forest of Bowland Management Plan.</p> <p><b><u>Term</u></b></p> <p>Short, medium and long term significant benefits over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Net gain for biodiversity secured through new development</p> <p><b><u>Assumptions</u></b></p> <p>Development is of an appropriate type and scale to deliver improvements for biodiversity.</p> <p><b><u>Uncertainties</u></b></p> <p>Climate Change and use of the National Landscape 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><b><u>Likely Significant Effects</u></b></p> <p>The policy aims to secure the cultural qualities of the National Landscape which is exhibited by its built and natural environment. This includes the National Landscape's historic environment which contributes positively to its unique character and landscape. Proposals within the National Landscape will be expected to respond to and avoid harm to the historic environment especially where this harm would threaten the cultural heritage of the National Landscape. This will help support the delivery and implementation of the Forest of Bowland Management Plan.</p> <p><b><u>Term</u></b></p> <p>Short, medium and long term significant benefits over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, landscaping, use of local materials, small scale development</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM11: Forest of Bowland National Landscape               |           |  |
|---|-----------|--|
| 14. To conserve and enhance landscape character and townscapes. | <b>++</b> | <p><b><u>Likely Significant Effects</u></b></p> <p>The Policy aims to safeguard and enhance the special landscape qualities of the National Landscape. Within the National Landscape 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 Forest of Bowland Management Plan. The spatial strategy does not require substantial amounts of growth in the National Landscape and as such its protection would not increase pressure on other parts of the Borough.</p> <p><b><u>Term</u></b></p> <p>Short, medium and long term significant benefits over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>High quality design, landscaping, use of local materials, small scale development</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM12: Local Green Space  |          |  |
|---|----------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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.  | <b>0</b> | <p><b><u>Likely Significant Effects</u></b></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 to meet identified needs is however identified/provided elsewhere through other policies of the Local Plan which will minimise this effect.</p> <p><b><u>Term</u></b></p> |

## SA 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><b><u>Mitigation</u></b><br/>Allocated sites. Windfall provision. Monitoring of progress made in bringing forward allocated sites for development is recommended.</p> <p><b><u>Assumptions</u></b><br/>All sites identified for housing come forward as envisaged.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor adverse effect softening to neutral with allocations and scope for development elsewhere identified to meet the employment land requirement in full.</p> <p><b><u>Mitigation</u></b><br/>Allocated sites. Windfall provision. Monitoring of progress made in bringing forward allocated sites for development is recommended.</p> <p><b><u>Assumptions</u></b><br/>All sites identified for employment come forward as envisaged and no employment land is lost to other types of development.</p> <p><b><u>Uncertainties</u></b><br/>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.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM12: Local Green Space  |    |   |
|---|----|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Significant positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |



### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>                              |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM12: Local Green Space   |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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 ensuring that water quality and resources are maintained. The overall effect of this policy is considered to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The retention of Local Green Space will assist air quality levels by maintaining areas within the Borough close to built up areas which remain free from development keeping spaces valued by communities for recreational use, for their wildlife and sources of amenity accessible. The availability of these spaces close to existing communities reduces the need to travel and therefore further benefits air quality.</p> <p><b><u>Term</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM12: Local Green Space  |   |   |
|---|---|---|
|   |   | <p>Positive effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>Uses on site are low impact and infrequent.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | + | <p><b><u>Likely Significant Effects</u></b><br/>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 and important breaks in urban development reducing the 'heat island' effect. Areas identified as Local Green Space may also function to provide storage areas for rainwater reducing surface water flow.</p> <p><b><u>Term</u></b><br/>Positive effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed</p>   |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The policy contributes to the conservation of biodiversity and geodiversity by keeping areas identified as Local Green Space, which may fulfil a dual purpose beneficial for local wildlife, free from development. 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><b><u>Term</u></b></p> <p>Positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Local Green Space in whole or in part has naturalistic features beneficial to wildlife</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 conserved.</p> <p><b><u>Term</u></b></p> <p>Positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>The Local Green Space may form part of the significance and/or setting of the heritage asset.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM12: Local Green Space                                  |   |  |
|---|---|--|
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>Local Green Spaces may form part or positively contribute to the 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><b><u>Term</u></b></p> <p>Positive effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Local Green Space contributes positively to local landscape character and townscapes</p> <p><b><u>Uncertainties</u></b></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: Environmental Protection   |       |  |
|---|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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 the 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><b><u>Likely Significant Effects</u></b></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 the policy should not on its own prevent the deliverability of the housing requirement.</p> <p><b><u>Term</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM13: Environmental Protection   |   |   |
|---|---|---|
|   |   | <p>Neutral effects given the availability of land to meet development needs.</p> <p><b><u>Mitigation</u></b><br/>Allocated sites and windfall. Site layout, uses, design features, landscaping etc</p> <p><b><u>Assumptions</u></b><br/>Sites are deliverable as envisaged through the plan making process.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects given the availability of land to meet development needs.</p> <p><b><u>Mitigation</u></b><br/>Allocated sites and windfall. Site layout, uses, design features, landscaping etc</p> <p><b><u>Assumptions</u></b><br/>Sites are deliverable as envisaged through the plan making process.</p> <p><b><u>Uncertainties</u></b><br/>Detailed technical evidence reveals constraints issues which are not known or worse than anticipated. Low-medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM13: Environmental Protection   |     |  |
|---|-----|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 assessed effects for regeneration are mixed. The implementation of this policy is likely give rise to increased costs/complexity for development proposals in a limited range of locations/types of development and may render some sites unsuitable or unviable 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><b><u>Term</u></b></p> <p>Mixed effects dependent on site specific circumstances, variations</p> <p><b><u>Mitigation</u></b></p> <p>Land uses. Site layout, Density.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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. The policy therefore has significant positive effects for this objective.</p> <p><b><u>Term</u></b></p> <p>Significant positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Ground remediation. Site design and use. The requirement for new and existing AQMAs should be monitored over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>Measures implemented through the development are viable and effective.</p> <p><b><u>Uncertainties</u></b></p> <p>Extent of environmental issues on site often unknown until ground works commence. Medium risk.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM13: Environmental Protection  |   |   |
|--|---|---|
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy includes measures aimed at reducing pollution and addressing air quality by requiring development to be sustainably located, accessible and enhancements made to encourage walking and cycling. The implementation of this policy will help support the delivery of this objective.</p> <p><b><u>Term</u></b></p> <p>Positive effects in the medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Infrastructure improvements, Travel Plan measures. The requirement for new and existing AQMAs should be monitored over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>Sites are readily sustainable and accessible or can be made so.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Mitigation measures conditioned and applied through the construction process.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM13: Environmental Protection  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The implementation of the policy will ensure that adverse effects on the environment resulting from pollution are avoided during construction and operations helping to safeguard the water environment. The policy therefore supports the implementation of this objective and a minor positive effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>Mitigation measures conditioned and applied through the construction process. Monitoring of water quality where data is available should be undertaken throughout the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>Not assessed</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed.</p>  |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy seeks to ensure that proposals do not adversely affect air quality during construction and aims to ensure that development is sustainably accessed or can be made sustainably accessible. 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><b><u>Term</u></b></p> <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Infrastructure improvements, Travel Plan measures. The requirement for new and existing AQMAs should be monitored over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>Sites are readily sustainable and accessible or can be made so</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM13: Environmental Protection   |   |   |
|---|---|---|
|   |   | <p><b><u>Uncertainties</u></b><br/>Viability. Use of non-car modes by residents/users. Low-medium risk.</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Medium - Long term positive effects</p> <p><b><u>Mitigation</u></b><br/>Infrastructure improvements, Travel Plan measures. The requirement for new and existing AQMAs should be monitored over the plan period.</p> <p><b><u>Assumptions</u></b><br/>Sites are readily sustainable and accessible or can be made so</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>Not assessed.</p> <p><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM13: Environmental Protection   |   |  |
|---|---|--|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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 reduced.</p> <p><b><u>Term</u></b></p> <p>Medium to long term positive effects. Positive effects should be permanent in nature.</p> <p><b><u>Mitigation</u></b></p> <p>Ground remediation. Site design and land use and layout, technical standards. Use of open space and landscaping including buffer planting.</p> <p><b><u>Assumptions</u></b></p> <p>Measures implemented through the development are viable and effective.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>   |
| 14. To conserve and enhance landscape character and townscapes.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Medium to long term positive effects. Positive effects should be permanent in nature.</p> <p><b><u>Mitigation</u></b></p> <p>Measures to avoid spillage/glare. Ground remediation. Site design and land use and layout, technical standards. Use of open space and landscaping including buffer planting.</p> <p><b><u>Assumptions</u></b></p> <p>None. <b><u>Uncertainties</u></b> None</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM14: Contaminated and Unstable Land   |       |   |
|---|-------|---|
| <p><b>Preferred Option Policy Summary</b></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 or unstable land.</p> <p><b>Preferred Option Policy Appraisal</b></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><b>Alternative Options</b></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 the 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><b>Likely Significant Effects</b></p> <p>The policy seeks to ensure that development appropriately addresses and mitigates the effects of contaminated and unstable land. The policy potentially restricts the delivery of housing land due to associated costs needed to make affected sites suitable and safe for reuse. However the policy also helps to enables the development by providing guidance regarding their remediation. The specific costs of redeveloping affected sites will vary and the overall effect on viability is uncertain. As a result an uncertain effect is identified for this objective.</p> <p><b>Term</b></p> <p>Likely uncertain effects for the plan period.</p> <p><b>Mitigation</b></p> <p>Ground remediation works. Development platforms etc. Third party funding to unlock sites.</p> <p><b>Assumptions</b></p> <p>None</p> <p><b>Uncertainties</b></p> <p>Viability, true extent of contamination/stability issues. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></p> <p>The policy seeks to ensure that development appropriately addresses and mitigates the effects of contaminated and unstable land. The policy potentially restricts the delivery of employment land due to associated costs needed to make affected sites suitable and safe for reuse. However the policy also helps to enables the development by providing guidance regarding their remediation. The specific costs of redeveloping affected sites will vary and the overall effect on viability is uncertain. As a result an uncertain effect is identified for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely uncertain effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Ground remediation works. Development platforms etc. Third party funding to unlock sites.</p> <p><b><u>Assumptions</u></b></p> <p>None</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Mixed effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Ground remediation works. Development platforms etc. Access to third party funding to enable sites to come forward.</p> <p><b><u>Assumptions</u></b></p> <p>Suitable mitigation measures in place to ensure that the site is suitable.</p> <p><b><u>Uncertainties</u></b></p> <p>Increase cost in developing sites with implications for viability. Medium risk.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive permanent effects from adoption of plan.</p> <p><b><u>Mitigation</u></b></p> <p>Ground investigation. Remediation works. Safe removal and disposal of contaminants. Application of conditions through the DM process.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | +  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM14: Contaminated and Unstable Land  |   |  |
|--|---|--|
|  |   | <p>Likely permanent positive effects subject to implementation over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Ground investigation. Remediation works. Safe removal and disposal of contaminants. Application of conditions through the DM process.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>Ground remediation works. Site layout. Protecting and restoring water courses.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM14: Contaminated and Unstable Land   |     |  |
|---|-----|--|
| 9. To improve air quality.  | +   | <p><b><u>Likely Significant Effects</u></b></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 contain trapped gases which would harm air quality if released and not treated through the construction process.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>There are feasible means to deal with any trapped gases that may be released through ground works.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | +   | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy will assist the safe and suitable redevelopment of land which is known to be contaminated or unstable. Protective measures taken in addressing ground conditions will benefit the environment, addressing local sources or pollution and managing potentially harmful emissions at source.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Ground works. Safe removal and storage of contaminated materials.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Mixed effects for the plan period.</p> <p><b><u>Mitigation</u></b></p>   |



### SA 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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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 ground pollution. The policy may assist implement the expansion of the Green Infrastructure Network and could result in nature returning to existing contaminated sites.</p> <p><b><u>Term</u></b><br/>Permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>Source of pollution addressed through redevelopment.</p> <p><b><u>Assumptions</u></b><br/>Contaminated land holds lesser ecological value than remediated land.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | +/- | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Mixed effects over the plan period from the medium term.</p> <p><b><u>Mitigation</u></b><br/>Remediation works. Redevelopment of vacant and derelict sites which detract from existing heritage assets.</p> <p><b><u>Assumptions</u></b><br/>Land in a derelict form holds lesser role and detracts more significantly for a heritage asset than in a redeveloped condition.</p> <p><b><u>Uncertainties</u></b><br/>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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM14: Contaminated and Unstable Land                     |     |  |
|---|-----|--|
| 14. To conserve and enhance landscape character and townscapes. | +/- | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Mixed effects over the plan period from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Remediation works. Redevelopment of vacant and derelict sites which detract from existing heritage assets.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></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. The policy also addresses waste generated by developments and implements the waste hierarchy prioritising re-use, then recycling and recovery, over disposal. 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, 2024).</p> <p><b><u>Alternative Options</u></b></p> <p>The preferred approach seeks to protect soils, mineral deposits and peatland from loss, sterilisation, or degradation as a result of development, and manage waste. 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. 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 indication that BMV exists in Pendle. Taking this into account the preference 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><b><u>Likely Significant Effects</u></b></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 as these areas are generally not located near to a sustainable settlement. The proposal will have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM15: Soils, Minerals and Waste  |          |  |
|---|----------|--|
|   |          | <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | <b>0</b> | <p><b><u>Likely Significant Effects</u></b><br/>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 as these areas are generally not located near to a sustainable settlement. The proposal will have a neutral effect on this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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 promotes the waste hierarchy, which is of benefit to health and wellbeing, and will reduce the amount of waste being sent to landfill. The policy is beneficial to this SA objective and as such is assessed to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development towards urban areas and previously developed sites. Monitoring should review the amount of waste being recycled.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 promotes the waste hierarchy, which is of benefit to health and wellbeing, and will reduce the amount of waste being sent to landfill. The policy is beneficial to this SA objective and as such is assessed to have a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development towards urban areas and previously developed sites. Monitoring should review the amount of waste being recycled.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></p> <p>The policy has a limited relationship to this objective. A negligible effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Negligible effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>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 promotes the waste hierarchy, helping to protect the natural environment and natural resources, its implementation will help to reduce the amount of waste associated with the development process being sent to landfill. The policy therefore has a significant positive effect in supporting the delivery of this SA objective.</p> <p><b><u>Term</u></b></p> <p>Significant positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM15: Soils, Minerals and Waste   |    |   |
|--|----|---|
| 7. To conserve and enhance water quality and resources   | +  | <p><b><u>Likely Significant Effects</u></b></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 adoption of the waste hierarchy will help to reduce the amount of waste being sent to landfill, further benefiting water quality where this is affected. 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The conservation of peatland is important in ensuring that a natural source of potentially harmful gas is not released into the atmosphere and the peat can continue in its role as an absorber of greenhouse gases. The promotion of the waste hierarchy will help limit the amount of waste being sent to landfill and therefore help to reduce associated harmful emissions from these locations.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development towards urban areas and previously developed sites. Monitoring should review the amount of waste being recycled.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM15: Soils, Minerals and Waste  |    |   |
|---|----|---|
|   |    | <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ++ | <p><b><u>Likely Significant Effects</u></b><br/>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, reducing the amount of material sent to landfill and thereby reducing the overall carbon footprint of a proposal. A significant positive effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Significant positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Direction of development towards urban areas and previously developed sites. Efficient use of materials. Reuse of existing or secondary materials as appropriate. Monitoring should review the amount of waste being recycled.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy aims to conserve and safeguard the natural mineral resources of the borough. It encourages the recycling of materials during construction through the adoption of the waste hierarchy. This helps to minimise the need for new materials and the amount of material sent to landfill.</p> <p><b><u>Term</u></b><br/>Significant positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Direction of development towards urban areas and previously developed sites. Efficient use of materials. Reuse of existing or secondary materials as appropriate. Monitoring should review the amount of waste being recycled.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>In some locations viability may threaten deliverability thereby increasing the pressure to develop greenfield sites. Medium risk.</p>   |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The policy seeks to ensure that peatlands are protected from development. The 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. A reduction in waste arising from development proposals would also benefit natural by reducing the consumption of natural resources and reducing the amount of waste being sent to landfill.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>                       |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy has a limited relationship to this objective. A negligible effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Negligible effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 14. To conserve and enhance landscape character and townscapes.   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Direction of development towards urban areas and previously developed sites.</p> <p><b><u>Assumptions</u></b></p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM15: Soils, Minerals and Waste  |       |   |
|---|-------|---|
|   |       | <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| Policy DM16: Design and Placemaking   |       |   |
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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 timescales restrictions 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Short, medium and long term effects at least for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Measures affecting the layout, density and form of development. Landscaping and appearance. Sustainable construction. Renewable energy. Monitoring should assess how many proposals determined have been refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>Applicants engage positively in the design process and deliver high quality schemes in line with policy</p> <p><b><u>Uncertainties</u></b></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> |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Short, medium, and long term beneficial effects.</p> <p><b><u>Mitigation</u></b></p> <p>Measures affecting the layout, density and form of development. Landscaping and appearance. Sustainable construction methods. Renewable energy. Monitoring should assess how many proposals determined have been refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>Applicants engage positively in the design process and deliver high quality schemes in line with policy</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 in, 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 of improvements to the built fabric of deprived areas helping to reduce inequalities and deprivation by providing 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><b><u>Term</u></b></p> <p>Permanent positive effects.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring should assess how many proposals determined have been refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM16: Design and Placemaking  |    |   |
|--|----|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 principles 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><b><u>Term</u></b></p> <p>Significant permanent positive effects from the short to medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Responses to key design issues through changes to form, layout, scale, appearance etc. Monitoring should assess how many proposals determined have been refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>There is scope within the proposed development to make a meaningful and positive response to the policy.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely permanent minor positive effects from the short term.</p> <p><b><u>Mitigation</u></b></p> <p>Legible and high quality routes through a site. Strong connectivity and enhancements to wider infrastructure. Monitoring should assess how many proposals determined have been refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>Opportunity exists for pedestrian and cycling connections.</p> <p><b><u>Uncertainties</u></b></p> <p>Take up by users. Low-Medium risk.</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy encourages the efficient use of land through design responses i.e. massing, scale, location, aspect, uses etc to create high quality places. The implementation of this policy therefore benefits this SA objective.</p> <p><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM16: Design and Placemaking  |    |   |
|--|----|---|
|  |    | <p>Short, medium and long term positive effects.</p> <p><b><u>Mitigation</u></b><br/>Open space requirements. Biodiversity offsetting. Monitoring should assess how many proposals determined have been refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Scope within a development to respond to design policy requirements positively. Low risk.</p>  |
| 7. To conserve and enhance water quality and resources   | ++ | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>The policy will have medium to long term significant benefits for water usage and resources.</p> <p><b><u>Mitigation</u></b><br/>Efficient building standards. Suitable treatment of run-off and potentially contaminated/polluted water. Monitoring should assess how many proposals determined have been refused on grounds of poor design. Monitoring should assess how water quality changes within the borough over time.</p> <p><b><u>Assumptions</u></b><br/>The means exists in the scope of development proposed to address water supply/quality issues.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent minor positive effects.</p> <p><b><u>Mitigation</u></b><br/>Landscaping, location of development. Use of materials. Etc. Monitoring should assess how many proposals determined have been refused on grounds of poor design. Monitoring should identify whether any decisions have been made contrary to the advice of statutory consultees.</p> <p><b><u>Assumptions</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM16: Design and Placemaking  |    |   |
|--|----|---|
|  |    | <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Not assessed</p>  |
| 9. To improve air quality.   | +  | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term benefits</p> <p><b><u>Mitigation</u></b></p> <p>Mitigation measures to reduce emissions and to promote travel by non-car methods.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent medium to long term benefits</p> <p><b><u>Mitigation</u></b></p> <p>Measures to be implemented through planning conditions and obligations. Monitoring should assess how many proposals determined have been refused on grounds of poor design. Monitoring should consider what change there has been to CO<sub>2</sub> levels during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>Mitigation measures are feasible and deliverable.</p> <p><b><u>Uncertainties</u></b></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      | ++ | <p><b><u>Likely Significant Effects</u></b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM16: Design and Placemaking   |   |   |
|---|---|---|
| the sustainable use of natural resources.   |   | <p><b><u>Term</u></b><br/>Short-medium and long term significant benefits.</p> <p><b><u>Mitigation</u></b><br/>Use of materials and practices conditioned and confirmed through the construction management plan.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Medium to long term permanent benefits as areas of new open space matures.</p> <p><b><u>Mitigation</u></b><br/>Areas of informal open space, planting and habitat areas</p> <p><b><u>Assumptions</u></b><br/>Sufficient scope is provided within the scale and finance of a development to deliver open space with sufficient benefits for wildlife.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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 and respond to the context of the site, including the historic environment. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Medium to long term minor positive benefits. Monitoring should assess how many proposals determined have been refused on grounds of poor design.</p> <p><b><u>Mitigation</u></b><br/>Design responses to the wider built context, such as design responses to scale, height, density, layout, appearance, and landscaping.</p> <p><b><u>Assumptions</u></b><br/>None.</p>                        |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM16: Design and Placemaking                             |   |  |
|---|---|--|
|   |   | <p><b><u>Uncertainties</u></b></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>   |
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term benefits.</p> <p><b><u>Mitigation</u></b></p> <p>Design responses to the wider built context, such as design responses to scale, height, density, layout, appearance, and landscaping. Monitoring should assess how many proposals determined have been refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></p> <p>The preferred option seeks to ensure that advertisements do not harm amenity or highway safety.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></p> <p>The policy scores positively for social objectives, particularly objectives relating highways and residential amenity. Minor positive effects are also identified for historical and townscape objectives owing to the connected beneficial effects the policy's protection of amenity and highway safety results in. The policy is negligible for climate change, resource use, flood risk orientated objectives, and scores neutrally for economic objectives.</p> <p><b><u>Alternative Options</u></b></p> <p>The policy is responsive to the requirements of the NPPF with regard to advertisements and statutory requirements. This limits the determination of advertisements to the issues of amenity and highway safety. The scope of the policy is therefore limited by the existing legal and national planning policy framework. 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM17: Advertisements and Commercial Signage  |   |   |
|---|---|---|
|   |   | <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Planning conditions. Design SPD guidance.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM17: Advertisements and Commercial Signage  |   |   |
|---|---|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy will assist in maintaining and enhancing the quality and appearance of the built environment. This will occur by controlling and preventing advertisements which has adverse effects on amenity or highway grounds with connected benefits for the appearance and quality of the existing built environment. The overall effect of the policy is assessed as positive for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects across the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions, implementation of Design SPD guidance.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Detrimental development takes place without planning. Low-Medium risk.</p> |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 highway safety. The overall effect of the policy is assessed as being positive for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects across the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions. Design SPD guidance.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Detrimental development takes place without planning. Low-Medium risk.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM17: Advertisements and Commercial Signage   |   |  |
|--|---|--|
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM17: Advertisements and Commercial Signage   |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 9. To improve air quality.   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM17: Advertisements and Commercial Signage  |   |   |
|---|---|---|
|   |   | <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM17: Advertisements and Commercial Signage  |   |   |
|---|---|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy will assist in maintaining and enhancing the quality and appearance of the built environment. This will occur by controlling and preventing advertisements which has adverse effects on amenity or highway grounds with connected benefits for the appearance and quality of the existing built environment. The overall effect of the policy is assessed as positive for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects across the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions, implementation of Design SPD guidance.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Detrimental development takes place without planning. Low-Medium risk.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM17: Advertisements and Commercial Signage              |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy will assist in maintaining and enhancing the quality and appearance of the built environment. This will occur by controlling and preventing advertisements which has adverse effects on amenity or highway grounds with connected benefits for the appearance and quality of the existing built environment. The overall effect of the policy is assessed as positive for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent positive effects across the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions, implementation of Design SPD guidance.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Detrimental development takes place without planning. Low-Medium risk.</p> |

| Policy DM18: Historic Environment  |       |   |
|--|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b></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 significant of the asset, the contribution made by the development site to the asset, and degree of harm caused.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></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 identity and character of the built environment of 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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM18: Historic Environment   |   |  |
|---|---|--|
|   |   | <p>Uncertain effects for the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor the amount and location of development approved and delivered.</p> <p><b><u>Assumptions</u></b></p> <p>Opportunity exists to accommodate new development to an acceptable position with regard to its impacts on the historic environment.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects for the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor the amount and location of development approved and delivered.</p> <p><b><u>Assumptions</u></b></p> <p>Opportunity exists to accommodate new development to an acceptable position with regard to its impacts on the historic environment.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM18: Historic Environment   |   |  |
|---|---|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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 has recently been refurbished. The protection and enhancement of the historic environment may encourage investment in tourism as the industrial heritage of the Borough is released.</p> <p><b><u>Term</u></b></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><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects are assessed over the entirety of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures to mitigate impact and respond to the qualities of the local historic environment.</p> <p><b><u>Assumptions</u></b></p> <p>Not assessed</p> <p><b><u>Uncertainties</u></b></p> <p>Effect of development on historical environment will alter by scheme. Medium risk.</p>   |



### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ? | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Unclear effects, to be determined on a case by case basis.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the amount and location of development approved and delivered.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Nature of proposal and relationship with historic environment. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM18: Historic Environment  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 9. To improve air quality.   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM18: Historic Environment   |   |  |
|---|---|--|
|   |   | <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ? | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects, to be determined on a case by case basis.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM18: Historic Environment   |    |   |
|---|----|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ~  | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | ++ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects in the short, medium and long term.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures to address any potential impact and respond to the qualities of the local historic environment. Monitor heritage list and at risk register. Monitor applications determined using the policy, including the proportion refused and proportion where heritage advice/input is obtained.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM18: Historic Environment                               |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures to address any potential impact and respond to the qualities of the local historic environment. Monitor heritage list and at risk register. Monitor applications determined using the policy, including the proportion refused and proportion where heritage advice/input is obtained.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM19: Leeds and Liverpool Canal Corridor  |       |  |
|--|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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   | 0     | <b><u>Likely Significant Effects</u></b> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM19: Leeds and Liverpool Canal Corridor   |   |  |
|---|---|--|
| Pendle area and deliver decent homes.   |   | <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 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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Schemes should be sensitively designed to respect the character and heritage of the canal corridor as well as its recreational importance</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None</p> |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b><br/>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Schemes should be sensitively designed to respect the character and heritage of the canal corridor as well as its recreational importance</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent Medium to long term positive effects.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent Medium and long term benefits.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>   |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent Medium and long term benefits.</p> <p><b><u>Mitigation</u></b></p> <p>Enhancement to the tow path. Security enhancements.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Space, heritage issues. Funding. Medium risk.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ? | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Unclear effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Nature of proposal and relationship with historic environment. Medium risk.</p>  |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM19: Leeds and Liverpool Canal Corridor  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The protections provided by the policy and enhancements sought is likely to benefit local water quality, supporting this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent Medium to long term benefits</p> <p><b><u>Mitigation</u></b></p> <p>Habitat enhancement. The removal and remediation of pollutants from the canal corridor</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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/failures can occur but these are rare events). 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 Canal and River Trust.</p> <p><b><u>Term</u></b></p> <p>Permanent neutral effects.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM19: Leeds and Liverpool Canal Corridor   |   |   |
|---|---|---|
|   |   | <p>Positive effects in the medium and long term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects in the short to medium to, uncertain effects in the longer term owing to uncertainties regarding use and technology changes.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy is of limited relevance to this objective and as such will have a negligible impact on this policy objective.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefits.</p> <p><b><u>Mitigation</u></b></p> <p>High design standards. Response to the canal environment. Mitigation measures and biodiversity gain.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The canal corridor represents an important part of Pendle's industrial heritage and legacy, and integral to the Borough's original 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><b><u>Term</u></b></p> <p>Permanent significant positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>High design standards. Response to the canal environment.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM19: Leeds and Liverpool Canal Corridor                 |    |   |
|---|----|---|
| 14. To conserve and enhance landscape character and townscapes. | ++ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent significant positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>High design standards. Response to the canal environment.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |

| Policy DM20: Housing Requirement   |
|--|
| <p><b><u>Preferred Option Policy Summary</u></b></p> <p>The preferred approach provides sufficient housing to respond to projected demographic change in Pendle over the plan period as adjusted to account for migration and affordability indicators.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></p> <p>The preferred approach provides for the demographic needs of Pendle as assessed through the Pendle Housing Need Review. This is significantly lower than assessed affordable housing need however poor viability means that very limited affordable housing is delivered through market led delivery. The preferred approach does not prevent the delivery of affordable housing via other means. The Housing Needs Review outlines that the preferred option is unlikely to provide sufficient supply of labour force unless there is policy intervention into the local labour market and the relatively high proportion of inactivity within the workforce can be reversed. Adopting such an approach will require an effective monitoring framework. Mixed effects are assessed for regeneration objectives reflecting the role that scenario has in supporting the renewal of urban areas balanced against the potential under supply of workforce and resultant harm to the economy. The preferred approach could also result in increased inward commuting providing unsustainable patterns of travel and would be otherwise harmful for air quality and climate change objectives. To some degree this may be offset by the urban centric approach the preferred option facilitates. Monitoring of air quality and carbon emissions will be necessary throughout the plan period to understand the effectiveness of policy. 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. Several objectives have uncertain effects due to being related to site specific circumstances and details including impact on heritage and biodiversity objectives.</p> <p><b><u>Alternative Options</u></b></p> <p>Two reasonable alternatives are identified. First is the adoption of 230 dpa which is the level of growth required to provide sufficient economically active residents to support projected economic growth. The second reflects the updated standard methodology figure of 124dpa. The delivery of 230 dpa would clearly benefit economic growth objectives and housing objectives, by providing sufficient homes to respond to assessed demographic and economic needs. The degree of the benefit provided by the scenario to housing needs is likely to be limited due to poor viability meaning only limited affordable housing has been recorded at market led sites. The SHLAA demonstrates that there is insufficient available, achievable and deliverable housing land supply on brownfield sites to meet the requirements of 230dpa. 230dpa may 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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement   |       |  |       |   |
|--|-------|--|-------|---|
| <p>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. 124 dpa has the same environmental benefits as the preferred option. It is however noted that the approach has adverse effects for housing and employment objectives reflecting evidence that it is insufficient to support demographic or economic needs. As a result the scenario also has adverse effects for regeneration objectives.</p> |       |  |       |   |
| SA Objective   | Score | Preferred Option (148dpa)  | Score | Reasonable Alternative 1 (230dpa)   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.   | 0     | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal would meet more than minimum local housing needs of the area as defined by the standard methodology. The development of 148dpa would support projected population growth identified for the borough adjusted for market signals. The HEDNA reports that affordable housing need is almost twice the preferred option, and whilst expressed as a minimum figure (and therefore not capped), its adoption is unlikely to support the full delivery of this identified housing need. However, supporting evidence shows that viability is poor in Pendle resulting in a significant challenge in securing the delivery of affordable housing. The Council's monitoring evidence demonstrates that few affordable housing comes forward at market-led sites in Pendle with the majority taking place at sites promoted via other means. Based on available evidence it would seem unlikely that the full affordable housing needs of Pendle will be delivered, and any uplift made to the housing requirement would make limited difference to the overall level of affordable housing that is delivered and response made to overall assessed need.</p> <p><b><u>Term</u></b></p> <p>Neutral effects over the plan period. Potential for positive effects with the adoption of identified mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Viability is poor in Pendle and as such market led delivery of affordable housing is unlikely to have a significant role in securing the delivery of affordable housing over the plan period. The Council is therefore likely to need to continue to rely on delivery at windfall sites delivered through PEARL and by housing associations. Policies should be positively worded to support affordable delivery above those levels required by the Local Plan. The Council should identify a range of sites where affordable housing would be supported to boost delivery.</p> | +     | <p><b><u>Likely Significant Effects</u></b></p> <p>The proposal would deliver almost twice the amount of housing required by the standard method and is consistent with the affordable housing need identified through the HEDNA. The adoption of this option would increase the amount of housing stock available in the borough, providing a broader range of house types and sizes, more family homes, and more homes of suitable design for the elderly. The increase in stock provided may benefit affordability and improve access to the right type and size of housing stock to meet the needs of households as they change over time. Additional affordable housing stock may also be provided but the contribution made is likely to be limited taking into account poor viability.</p> <p><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>The Council is likely to need to continue to rely on windfall developments from PEARL and Housing Associations to meet its affordable housing need.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability of development in Pendle. Delivery of allocations/commitments</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement  |   |   |   |   |
|---|---|---|---|---|
|   |   | <u><b>Assumptions</b></u><br>None.<br><u><b>Uncertainties</b></u><br>Viability of development in Pendle. Delivery of allocations/commitments  |   |   |
|   | - | <b>Reasonable Alternative 2 (124 dpa)</b><br><u><b>Likely Significant Effects</b></u><br>The proposal reflects the updated standard methodology figure for Pendle as reported within the Housing Needs Sensitivity Report (2024). Whilst responding to national planning policy, the Council's evidence demonstrates that adoption of this scenario would fail to support the borough's demographic growth needs as well as affordable housing needs. The option does little to address the housing needs of the borough and as such has been assessed to have adverse effects for this objective.<br><u><b>Term</b></u><br>Adverse effects over the plan period. Potential to reduce to a limited degree with the adoption of mitigation methods.<br><u><b>Mitigation</b></u><br>Viability is poor in Pendle and as such market led delivery of affordable housing is unlikely to have a significant role in securing the delivery of affordable housing over the plan period. The Council is therefore likely to need to continue to rely on delivery at windfall sites delivered through PEARL and by housing associations. Policies should be positively worded to support affordable delivery above those levels required by the Local Plan. The Council should identify a range of sites where affordable housing would be supported to boost delivery.<br><u><b>Assumptions</b></u><br>None.<br><u><b>Uncertainties</b></u><br>Viability of development in Pendle. Delivery of allocations/commitments |   |   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | - | <b>Preferred Option (148dpa)</b><br><u><b>Likely Significant Effects</b></u><br>The Housing Need Review outlines that a higher housing requirement (230dpa) is required to provide sufficient labour force to support the number of jobs projected for Pendle for the plan period. The Housing Need Review notes that Pendle has a higher number of economically inactive residents and if this rate could be improved to a mid-point to the regional rate a housing requirement of 144 dpa would be sufficient to support projected economic growth. There is uncertainty about the achievement of this figure, and it is reliant on the implementation of wider policy measures. A minor adverse effect is assessed for this objective although there is a potential for positive effects should identified mitigation measures prove successful.   | + | <b>Reasonable Alternative 1 (230 dpa)</b><br><u><b>Likely Significant Effects</b></u><br>The policy would enable the full job growth projections as set out within the Employment Land Review and Housing Need Review 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.<br><u><b>Term</b></u><br>Minor positive effects over the plan period.<br><u><b>Mitigation</b></u> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement |   |  |  |
|----------------------------------|---|--|--|
|                                  |   | <p><b><u>Term</u></b><br/>Adverse effect potentially minor positive effects with mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>Programmes targeted at securing an increase in participation in the economy, could support projected economic growth with 148 dpa as the housing requirement. In addition, monitoring indicators will measure the effectiveness of such a policy and its impacts on job creation and the delivery of employment sites. Applying these measures would allow for this assessment to be adjusted to a minor positive effect for this sustainability objective.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Policy seeking to improve economic activity rates may be unsuccessful. Associated risk for economic growth identified for the borough may be reduced depending on timescales for the delivery employment sites allocated through the local plan.</p>   | <p>A programme to increase economic activity for existing residents may result in less housing needed over the plan period to respond to projected economic growth needs.</p> <p><b><u>Assumptions</u></b><br/>That job growth projections provide a realistic basis on which to plan the economic growth needs of the borough.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
|                                  | - | <p><b>Reasonable Alternative 2 (124dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The Housing Need Review outlines that a higher housing requirement (230dpa) is required to provide sufficient labour force to support the number of jobs projected for Pendle for the plan period. The Housing Need Review however notes a disproportionate number of economically inactive residents are found in Pendle, and if a partial return to the regional average was achieved, 144 dpa would be sufficient to support projected economic growth. The proposal at 124 dpa is below even the adjusted level needed if economic activity rates were improved, and as such its adoption would fail to support economic growth. A minor adverse impact, potentially rising to significant adverse impact is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Adverse effect potentially reducing in significance with the adoption of mitigation measures. Should mitigation measures fail the scenario has the potential for more significant adverse effects.</p> <p><b><u>Mitigation</u></b><br/>Programme targeting securing an increase in participation in the economy, could justify a lower housing requirement. In addition, monitoring measures will be required to measure the success of such a policy and its impacts on jobs created and the delivery of employment sites.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Policy seeking to improve economic activity rates may be unsuccessful. Associated risk for economic growth identified for the borough may be reduced depending on timescales for the delivery employment sites allocated through the local plan.</p> |  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement  |     |   |   |  |
|---|-----|---|---|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | +/- | <b>Preferred Option (148 dpa)</b><br><u>Likely Significant Effects</u><br><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 may however fail to support projected economic growth and is dependent on the success of other policy measures aimed at increasing economic activity rates within the existing workforce. The HEDNA reports that affordable housing need is almost twice the preferred option, and whilst expressed as a minimum figure (and therefore not capped), its adoption is unlikely to support the full delivery of this identified housing need. However, supporting evidence shows that viability is poor in Pendle resulting in a significant challenge in securing the delivery of affordable housing. The Council's monitoring evidence demonstrates that very limited affordable housing comes forward at market-led sites in Pendle with the majority taking place at sites promoted via other means. Based on available evidence it would seem unlikely that the full affordable housing needs of Pendle will be delivered, and any uplift made to the housing requirement would make limited difference to the overall level of affordable housing that is delivered, and response made to overall assessed need.</p> <p><b>Term</b></p> <p>Mixed effects over the plan period. Potentially weighted to positive effects should mitigation measures prove effective in securing sufficient workforce to support economic growth.</p> <p><b>Mitigation</b></p> <p>Housing allocations directed to the most sustainable and accessible locations by foot, bicycle and public transport, incentives provided to discourage travel through infrastructure</p> | + | <b>Reasonable Alternative 1 (230 dpa)</b><br><u>Likely Significant Effects</u><br><p>The policy would require a significantly larger supply than the preferred option. The policy would support urban regeneration given the role brownfield sites would play in this strategy and the wider economy as sufficient workforce would be provided to support projected economic growth. Affordable housing need is consistent with amount of housing proposed through this scenario. However low viability means that the contribution made to meeting affordable housing need through this scenario would be limited. The proposal would nevertheless result in an increase of the housing stock, increasing the availability and diversity of housing in response to the needs of households. Overall minor positive effects are assessed.</p> <p><b>Term</b></p> <p>Minor positive effects over the plan period.</p> <p><b>Mitigation</b></p> <p>Housing allocations 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><b>Assumption</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. 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. Medium risk.</p> |
|   |     |   |   |  |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement |   |  |  |  |
|----------------------------------|---|--|--|--|
|                                  |   | <p>provision, planning obligations, and design measures. If, as the Housing Need Review suggests, policy aimed at increasing participation in the economy was successful, there may be justification that the adoption of the preferred option would be sufficient to support projected economic growth over the plan period. The adoption of an effective monitoring framework alongside this will be necessary to measure the success of this policy and its effect for the Local Plan, its vision and objectives. Viability is poor in Pendle and as such market led delivery of affordable housing is unlikely to have a significant role in securing the delivery of affordable housing over the plan period. The Council is therefore likely to need to continue to rely on delivery at windfall sites delivered through PEARL and by housing associations. Policies should be positively worded to support affordable delivery above those levels required by the Local Plan. The Council should identify a range of sites where affordable housing would be supported to boost delivery.</p> <p><b><u>Assumptions</u></b></p> <p>Allocated sites and sites within development boundaries come forward as necessary through the plan period.</p> <p><b><u>Uncertainties</u></b></p> <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. Medium risk.</p>  |  |  |
|                                  | - | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b></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 proposal reflects the updated standard methodology figure for Pendle as reported within the Housing Needs Sensitivity Report (2024). Whilst responding to the minimum requirements set by national planning policy, the Council's evidence demonstrates that adoption of this scenario would fail to support the borough's demographic growth needs as well as affordable housing needs and projected economic growth. The option does little to address needs of the borough including its regeneration objectives and as such has been assessed to have adverse effects for this objective.</p> <p><b><u>Term</u></b></p> <p>Adverse effects over the plan period unlikely to be mitigated.</p> <p><b><u>Mitigation</u></b></p> |  |  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement   |     |  |     |   |
|--|-----|--|-----|---|
|  |     | <p>If, as the Housing Need Review suggests, the Council were to adopt a funded programme targeting at increasing participation in the economy, there may be justification to adopt a housing requirement closer to this option however it is clear that this option would still be less than required to support economic growth even with a programme in place to increase economic activity.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Viability of development in Pendle. Delivery of allocations/commitments</p>   |     |   |
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | +/- | <p><b>Preferred Option (148 dpa)</b></p> <p><b>Likely Significant Effects</b></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 housing improving urban quality and helping to improve 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 proposal will potentially fail to support the delivery of projected economic growth, constraining Pendle's economy, and potentially its prosperity. The requirement could increase the need to travel, harming air quality. The requirement is almost half the affordable housing needs identified for the borough and is unlikely to be effective in addressing these needs (though poor viability constrains the potential for this need to be met in general). Overall a mixed effect is assessed for this objective.</p> <p><b>Term</b></p> <p>Mixed effects over the plan period. Potentially weighted to positive effects should mitigation measures prove effective in securing sufficient workforce to support economic growth.</p> <p><b>Mitigation</b></p> <p>Housing allocations 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. If, as the Housing Need Review suggests, policy aimed at increasing participation in the economy was successful, there may be justification that the adoption of the preferred option would be</p> | +/- | <p><b>Reasonable Alternative 1 (230 dpa)</b></p> <p><b>Likely Significant Effects</b></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 residents by reducing accessibility to the open countryside and sources of recreation. Mixed effects are assessed for this objective, with the possibility of minor positive effects with the adoption of mitigation measures.</p> <p><b>Term</b></p> <p>Mixed effects over the plan period. Minor positive effects with mitigation measures.</p> <p><b>Mitigation</b></p> <p>Provision of new open space and habitats for wildlife responding positively to the Pendle Green Infrastructure Strategy and Lancashire LNRS within developments will help reduce the adverse effect caused by loss of open countryside. Developments should positively address opportunities to connect to wider existing corridors of green space and enhance access to these.</p> <p><b>Assumptions</b></p> <p>Greenfield sites are valued in their current undeveloped form.</p> <p><b>Uncertainties</b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement |  |  |   |
|----------------------------------|--|--|---|
|                                  |  | <p>sufficient to support projected economic growth over the plan period. The adoption of an effective monitoring framework alongside this will be necessary to measure the success of this policy and its effect for the Local Plan, its vision and objectives. Viability is poor in Pendle and as such market led delivery of affordable housing is unlikely to have a significant role in securing the delivery of affordable housing over the plan period. The Council is therefore likely to need to continue to rely on delivery at windfall sites delivered through PEARL and by housing associations. Policies should be positively worded to support affordable delivery above those levels required by the Local Plan. The Council should identify a range of sites where affordable housing would be supported to boost delivery.</p> <p><b><u>Assumptions</u></b></p> <p>Allocated sites and sites within development boundaries come forward as necessary through the plan period.</p> <p><b><u>Uncertainties</u></b></p> <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. Medium risk.</p> | <p>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. 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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement   |     |   |     |   |
|--|-----|---|-----|---|
|  | -   | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <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 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. The policy will provide new homes and support proportionate investment aligned to infrastructure and service capacity/accessibility for the communities of Pendle. The proposal reflects the updated standard methodology figure for Pendle as reported within the Housing Needs Sensitivity Report (2024). Whilst responding to national planning policy, the Council's evidence demonstrates that adoption of this scenario would fail to support the borough's demographic growth needs as well as affordable housing needs and projected economic growth. The proposal is therefore unlikely to support the health and wellbeing needs of residents particularly in providing sufficient new homes to meet projected demographic and economic needs, thereby failing to tackle measures of deprivation.</p> <p><u>Term</u></p> <p>Adverse effects over the plan period unlikely to be mitigated.</p> <p><u>Mitigation</u></p> <p>If, as the Housing Need Review suggests, the Council were to adopt a funded programme targeting at increasing participation in the economy, there may be justification to adopt a housing requirement closer to this option however it is clear that this option would still be less than required to support economic growth even with a programme in place to increase economic activity.</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> |     |   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | +/- | <p><b>Preferred Option (148 dpa)</b></p> <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 with no allocations needed outside of the six main towns. This helps to promote travel by sustainable modes of transport discouraging travel by car and makes best use of existing infrastructure. The scale of development proposed may however fail to provide sufficient labour to support projected economic growth. A consequence of this could be to increase the inward commuting into the borough thereby harming this policy objective. Overall mixed effects are assessed for this objective,</p>  | +/- | <p><b>Reasonable Alternative 1 (230 dpa)</b></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 230dpa (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 will provide sufficient labour force to support projected economic growth locally and will help sustain the borough's town centres. The adoption of this approach may therefore reduce the need for longer journeys to access</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement |   |  |  |
|----------------------------------|---|--|--|
|                                  |   | <p>however there is potential for positive effects should mitigation measures prove to be successful.</p> <p><b><u>Term</u></b><br/>Mixed effects over the plan period. There is a possibility for minor positive effects should mitigation measures prove successful.</p> <p><b><u>Mitigation</u></b><br/>Developer contributions sought as necessary in accordance with Policy SP12 through the development management process. If, as the Housing Need Review suggests, policy aimed at increasing participation in the economy was successful, there may be justification that the adoption of the preferred option would be sufficient to support projected economic growth over the plan period. The adoption of an effective monitoring framework alongside this will be necessary to measure the success of this policy and its effect for the Local Plan, its vision and objectives.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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>goods, services and employment to the benefit of this objective. Overall mixed effects are assessed for this objective.</p> <p><b><u>Term</u></b><br/>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>New housing will support local jobs growth which are taken by residents of Pendle.</p> <p><b><u>Uncertainties</u></b><br/>Allocated sites stall or fail to come forward resulting in pressure to develop land within the open countryside. 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> |
|                                  | - | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The proposal can be accommodated at brownfield sites promoting their redevelopment at locations 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. The scale of development proposed however is unlikely, as evidenced through the Housing Need Review, to provide sufficient labour to support projected economic growth. A consequence of this could be to increase the inward commuting into the borough thereby harming policy objectives. On balance a minor adverse effect is assessed for this policy objective.</p> <p><b><u>Term</u></b></p>   |  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement  |   |   |   |   |
|---|---|---|---|---|
|   |   | <p>Mixed effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Developer contributions sought as necessary in accordance with Policy SP12 through the development management process. The adoption of measures to improve economic activity are unlikely to be sufficient to support economic growth under this scenario. Adverse effects will therefore remain.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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> |   |   |
| 6. To encourage the efficient use of land and conserve and enhance soils. | + | <p><b>Preferred Option (148 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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 sites. The proposal will support objectives to regenerate Pendle and deliver enhancements to urban areas. The policy makes a positive contribution to this SA objective.</p> <p><b><u>Term</u></b><br/>Minor positive effects from adoption for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>Soil quality is highest in rural areas.</p> <p><b><u>Uncertainties</u></b><br/>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>   | - | <p><b>Reasonable Alternative 1 (230 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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 greenfield sites would have a major role in delivery. The policy would result in the loss of land in agricultural use. There is however little to no BMV land in Pendle. Minor adverse effects are therefore assessed for this objective.</p> <p><b><u>Term</u></b><br/>Permanent negative effects from adoption.</p> <p><b><u>Mitigation</u></b><br/>Density increases would limit the loss of undeveloped land.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties.</u></b><br/>Soil quality varies within the district with large tracts of undeveloped land not considered to be BMV. Low-medium risk.</p> |
|   | + | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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 positive contribution to this SA objective.</p>  |   |   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement                       |   |  |   |  |
|--|---|--|---|--|
|  |   | <p><b><u>Term</u></b><br/>Significant benefits from adoption for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>Soil quality is highest in rural areas.</p> <p><b><u>Uncertainties</u></b><br/>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>  |   |  |
| 7. To conserve and enhance water quality and resources | + | <p><b>Preferred Option (148 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The housing requirement will largely be met 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. Overall, on balance, positive effects are assessed for this policy objective.</p> <p><b><u>Term</u></b><br/>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p> | - | <p><b>Reasonable Alternative 1 (230 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>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 (though wider policy measures exist to minimise this pressure). Overall, minor adverse effects are assessed for this objective.</p> <p><b><u>Term</u></b><br/>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 adverse effects to reduce toward neutral with the implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Effect of proposals on water supply and quality.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement   |   |   |   |  |
|--|---|---|---|--|
|  |   | Adverse effects may occur locally where site specific mitigation measures are not implemented or fail.  |   |  |
|  | + | <b>Reasonable Alternative 2 (124 dpa)</b><br><u>Likely Significant Effects</u><br><p>The housing requirement will be met 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. Overall, on balance, positive effects are assessed for this policy objective.</p> <p><b>Term</b><br/>Minor positive effects over the plan period.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Adverse effects may occur locally where site specific mitigation measures are not implemented or fail.</p> |   |  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0 | <b>Preferred Option (148 dpa)</b><br><u>Likely Significant Effects</u><br><p>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 Level 2 SFRA will inform specific site responses where found to be required through the Level 1 SFRA. Taking this into account the proposal is assessed to have a neutral effect for this objective.</p> <p><b>Term</b><br/>Likely neutral effects from adoption across the plan period.</p>  | - | <b>Reasonable Alternative 1 (230 dpa)</b><br><u>Likely Significant Effects</u><br><p>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 Level 1 SFRA. The Level 2 SFRA will inform specific site responses where found to be required through the Level 1 SFRA. Taking this into account the proposal is assessed to have a minor adverse effect for this objective.</p> <p><b>Term</b></p> |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement |     |  |   |   |
|----------------------------------|-----|--|---|---|
|                                  |     | <p><b><u>Mitigation</u></b></p> <p>Adoption of natural drainage measures in accordance with wider policy and in response to Level 2 SFRA recommendations as relevant. Vulnerable land uses should not take place in Flood Zone 2/3.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Climate change increases severity and frequency of extreme weather events.</p>   |   | <p>Likely adverse effects from adoption across the plan period subject to implementation of mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of natural drainage measures in accordance with wider policy and in response to Level 2 SFRA recommendations as relevant. Vulnerable land uses should not take place in Flood Zone 2/3.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Climate change increases severity and frequency of extreme weather events.</p>         |
|                                  | 0   | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>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 Level 2 SFRA will inform specific site responses where found to be required through the Level 1 SFRA. Taking this into account the proposal is assessed to have a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Likely neutral effects from adoption across the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of natural drainage measures in accordance with wider policy and in response to Level 2 SFRA recommendations as relevant. Vulnerable land uses should not take place in Flood Zone 2/3.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Climate change increases severity and frequency of extreme weather events.</p> |   |   |
| 9. To improve air quality.       | +/- | <p><b>Preferred Option (148 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>The housing requirement can be met largely at brownfield sites located within the settlement boundaries of existing sustainable settlements (See SHLAA) and only necessitates allocations at the most sustainable settlements. This approach protects air quality of the open countryside, maintaining its tranquillity, and ensures that new growth is directed towards locations which have the</p>  | - | <p><b>Reasonable Alternative 1 (230 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>The housing requirement will be met both by brownfield sites located within the settlement boundaries and edge of settlement greenfield sites in the countryside, though greenfield sites would make up the majority of sites allocated. Allocations would be required in the main towns and in villages. The villages have more limited range of services encouraging travel by car. Edge of settlement locations would make a</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement |     |   |  |
|----------------------------------|-----|---|--|
|                                  |     | <p>best range of services available helping to promote sustainable travel. The proposal does however concentrate growth to urban areas which are normally subject to more limited air quality. The proposal therefore risks a worsening of air quality due to increased activities although the degree of this increase is likely to be limited in contrast to the baseline position. In addition, the proposal has the potential to provide an insufficient supply of labour force to support project economic growth which could increase the need for inward commuting resulting in unsustainable travel patterns and harming air quality. Overall, on balance, mixed effects are assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Mixed effects over the plan period, potentially improving to neutral should mitigation measures with regard to economic activity be successful.</p> <p><b><u>Mitigation</u></b></p> <p>Measures adopted to discourage car usage through the location of development, its form, design and infrastructure, and obligations provided. If, as the Housing Need Review suggests, policy aimed at increasing participation in the economy was successful, there may be justification that the adoption of the preferred option would be sufficient to support projected economic growth over the plan period. The adoption of an effective monitoring framework alongside this will be necessary to measure the success of this policy and its effect for the Local Plan, its vision and objectives.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Occupiers of new homes may opt to use their car regardless of the accessibility of a site.</p> | <p>significant role to delivery of housing needs and are generally less accessible to services thereby increasing the need to travel by car. The proposal risks a worsening of air quality due to increased activities and whilst overall the degree of this increase is likely to be relatively limited in contrast to the baseline position it will be more significant than the preferred option owing to the increase of housing required under the scenario and less sustainable pattern of development it will necessitate to secure its delivery. The proposal would however, based on findings of the Housing Needs Review, provide sufficient labour force to support projected economic growth. The proposal is therefore unlikely to result in an increase of cross boundary trips. Overall a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effect potentially reducing in degree over the plan period with the adoption of effective mitigation measures.</p> <p><b><u>Mitigation</u></b></p> <p>Measures adopted to discourage car usage through the location of development, its form, design and infrastructure, and obligations provided.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Occupiers of new homes may opt to use their car regardless of the accessibility of a site.</p> |
|                                  | +/- | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b></p> <p>The housing requirement can be met at brownfield sites located within the settlement boundaries of existing sustainable settlements (See SHLAA) and only necessitates allocations at the most sustainable settlements. This approach protects air quality of the open countryside, maintaining its tranquillity, and ensures that new growth is directed towards locations which have the best range of services available helping to promote sustainable travel. The proposal does however concentrate growth to urban areas which are normally subject to more limited air quality. The proposal therefore risks a</p>  |  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement   |     |   |   |  |
|--|-----|---|---|--|
|  |     | <p>worsening of air quality due to increased activities although the degree of this increase is likely to be limited in contrast to the baseline position. In addition, would provide an insufficient supply of labour force to support project economic growth which could increase the need for inward commuting resulting in unsustainable travel patterns and harming air quality. Overall, on balance, mixed effects are assessed for this objective.</p> <p><b><u>Term</u></b><br/>Mixed effects over the plan period, potentially improving mitigation measures be successful.</p> <p><b><u>Mitigation</u></b><br/>Measures adopted to discourage car usage through the location of development, its form, design and infrastructure, and obligations provided.<br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b>Preferred Option (148 dpa)</b><br/><b><u>Likely Significant Effects</u></b><br/>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 us 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. However, the proposal has the potential to provide an insufficient supply of labour force to support project economic growth which could increase the need for inward commuting resulting in unsustainable travel patterns and harming air quality and increasing carbon emissions from transport. Overall, on balance, mixed effects are assessed for this objective.</p> <p><b><u>Term</u></b><br/>Mixed effects over the plan period, potentially improving to neutral should mitigation measures with regard to economic activity be successful.</p> <p><b><u>Mitigation</u></b><br/>Adoption of sustainable construction and design methods.<br/>Adoption of natural drainage processes. Application of active design principles. Travel Plan measures. Infrastructure for EV Cars.</p> | - | <p><b>Reasonable Alternative 1 (230 dpa)</b><br/><b><u>Likely Significant Effects</u></b><br/>The policy would require the development of both brownfield and greenfield sites in order to be met. Greenfield sites would have a major role in meeting this housing requirement. It would necessitate allocations at the main towns and villages. Villages have a more limited range and capacity of services to absorb growth, requiring residents to travel. Edge of settlement locations are generally less accessible to services and encourage travel by car. The development of greenfield sites could result in the loss of land 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 resources needed to implement the plan and promotion of travel to access services, goods and employment, and associated increases in greenhouse gas emissions.</p> <p><b><u>Term</u></b><br/>Minor adverse effect over the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Planned development fails to come forward resulting in pressure to develop land within the open countryside. This risk is heightened for this</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement                                     |     |  |   |  |
|--|-----|--|---|--|
|  |     | <p>If, as the Housing Need Review suggests, policy aimed at increasing participation in the economy was successful, there may be justification that the adoption of the preferred option would be sufficient to support projected economic growth over the plan period. The adoption of an effective monitoring framework alongside this will be necessary to measure the success of this policy and its effect for the Local Plan, its vision and objectives.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Occupiers of new homes may opt to use their car regardless of the accessibility of a site.</p>  |   | <p>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>   |
|  | +/- | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b>Likely Significant Effects</b><br/>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 us 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. However, the proposal will provide an insufficient supply of labour force to support project economic growth which could increase the need for inward commuting resulting in unsustainable travel patterns and harming air quality and increasing carbon emissions from transport. Overall, on balance, mixed effects are assessed for this objective.</p> <p><b>Term</b><br/>Mixed effects over the plan period, potentially improving to neutral should mitigation measures with regard to economic activity be successful.</p> <p><b>Mitigation</b><br/>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><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Occupiers of new homes may opt to use their car regardless of the accessibility of a site.</p> |   |  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) | +   | <p><b>Preferred Option (148 dpa)</b></p> <p><b>Likely Significant Effects</b><br/>The policy makes best use of brownfield sites with minimal need for development of greenfield sites. Under this scenario, allocations are only required at the six main towns. This helps to</p>   | - | <p><b>Reasonable Alternative 2 (230 dpa)</b></p> <p><b>Likely Significant Effects</b><br/>Greenfield sites would play a central role in securing the delivery of this scenario with allocations required at the borough's villages as well as main towns. The increased requirement for greenfield sites and overall</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement                     |   |  |  |  |
|--|---|--|--|--|
| and ensure the sustainable use of natural resources. |   | <p>protect the natural resources of the borough by limiting the need for greenfield sites to meet housing needs.</p> <p><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p>   |  | <p>level of development needed to respond to the scenario increases pressure on natural resources adversely affecting this objective.</p> <p><b><u>Term</u></b><br/>Permanent minor permanent adverse effects depending on the supply of land identified as allocations and that comes forward over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>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> |
|  | + | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The policy makes best use of brownfield sites with minimal need for development of greenfield sites. Under this scenario, only limited allocations are required with these focussed towards the six main towns. This helps to protect the natural resources of the borough by limiting the need for greenfield sites to meet housing needs.</p> <p><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Planned development fails to come forward resulting in pressure to develop land within the open countryside. Low-medium risk.</p> |  |  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement  |   |  |   |  |
|---|---|--|---|--|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <b>Preferred Option (148 dpa)</b><br><u>Likely Significant Effects</u><br><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 with no requirement for site allocations elsewhere within the borough. Urban areas may hold biodiversity value which could be lost or adversely affected by the redevelopment of proposed allocations but are less likely to function as part of a wider ecological network noting the built density of Pendle's main settlements. 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> <u>Term</u><br><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> <u>Mitigation</u><br><p>Net gain for biodiversity and geodiversity sought through planning applications.</p> <u>Assumptions</u><br><p>None.</p> <u>Uncertainties</u><br><p>Pressure to develop Greenfield sites should identified allocated sites not come forward as envisaged. Low-medium risk.</p> | - | <b>Reasonable Alternative 1 (230 dpa)</b><br><u>Likely Significant Effects</u><br><p>The policy would require the development of both greenfield and brownfield land. Greenfield sites would play a particularly important role in securing the delivery of this strategy, and its implementation would require allocations at the borough's main towns and villages. The sites required to meet this need could be of value to biodiversity regardless of their site typology, however the amount of growth required through this scenario has increased pressures for biodiversity and green infrastructure, particularly as a result of increased development in close proximity to designated sites. 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> <u>Term</u><br><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> <u>Mitigation</u><br><p>Net gain for biodiversity and geodiversity sought through planning applications.</p> <u>Assumptions</u><br><p>None.</p> <u>Uncertainties</u><br><p>Pressure to develop Greenfield sites should identified allocated sites not come forward as envisaged. Low-medium risk.</p> |
|   |   |  |   |  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement   |   |  |   |   |
|--|---|--|---|---|
|  | 0 | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><u><b>Likely Significant Effects</b></u></p> <p>The policy would not require any greenfield sites and would focus housing delivery to the urban areas of the borough with no requirement for site allocations elsewhere within the borough. Urban areas may hold biodiversity value which could be lost or adversely affected by the redevelopment of proposed allocations but are less likely to function as part of a wider ecological network noting the built density of Pendle's main settlements. 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><b>Term</b></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><b>Mitigation</b></u></p> <p>Net gain for biodiversity and geodiversity sought through planning applications.</p> <p><u><b>Assumptions</b></u></p> <p>None.</p> <p><u><b>Uncertainties</b></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><b>Preferred Option (148 dpa)</b></p> <p><u><b>Likely Significant Effects</b></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 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><b>Term</b></u></p> <p>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p>  | ? | <p><b>Reasonable Alternative 1 (230 dpa)</b></p> <p><u><b>Likely Significant Effects</b></u></p> <p>The implementation of policy will require the development of greenfield and brownfield sites over the plan period, with an increased emphasis on greenfield sites. The requirement would necessitate allocations at the borough's main settlements and villages. 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 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><b>Term</b></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><b>Mitigation</b></u></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement                                |   |  |   |   |
|---|---|--|---|---|
|   |   | <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>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><b><u>Uncertainties</u></b><br/>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><b><u>Assumptions</u></b><br/>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><b><u>Uncertainties</u></b><br/>Permitted Development results in harm to heritage assets. Low-medium risk.</p> |
|   | ? | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The effect of the policy is to concentrate 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 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><b><u>Term</u></b><br/>Uncertain effects depending on the location, scale and form of development proposed and its relationship with the historical environment.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>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><b><u>Uncertainties</u></b><br/>Permitted Development results in harm to heritage assets. Low-medium risk.</p> |   |   |
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b>Preferred Option (148 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The policy can be delivered largely through the redevelopment of brownfield sites located at the borough's main towns. The policy thereby promotes the renewal and enhancement of urban areas. No allocations are required under the scenario at the borough's villages and the approach ensures that the need for edge of</p>  | - | <p><b>Reasonable Alternative 1 (230 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The policy would require the development of both greenfield and brownfield land. Greenfield sites would play a particularly important role in securing the delivery of this strategy, and its implementation would require allocations at the borough's main towns and villages. The scenario helps to facilitate investment and renewal of brownfield site,</p>   |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM20: Housing Requirement |   |   |  |
|----------------------------------|---|---|--|
|                                  |   | <p>settlement greenfield sites are minimised. The approach therefore helps to protect the tranquillity and quality of the open countryside, particularly those areas which are sensitive to change. The policy therefore benefits this SA objective with minor positive effects recorded.</p> <p><b><u>Term</u></b><br/>Permanent positive effects from the short to medium term</p> <p><b><u>Mitigation</u></b><br/>Design, scale, and location of development. Landscaping, Use of high quality materials.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>Pressure to develop Greenfield sites should identified supply not come forward or development targets not be achieved. Low-medium risk.</p>   | <p>however 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><b><u>Term</u></b><br/>Permanent and irreversible harm.</p> <p><b><u>Mitigation</u></b><br/>Landscaping/boundary treatments, use of materials, scale and massing to reflect the local built environment.</p> <p><b><u>Assumptions</u></b><br/>Undeveloped land adjacent to settlements plays a role in defining their setting and unique character.</p> <p><b><u>Uncertainties</u></b><br/>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> |
|                                  | + | <p><b>Reasonable Alternative 2 (124 dpa)</b></p> <p><b><u>Likely Significant Effects</u></b><br/>The policy can through the redevelopment of brownfield sites located at the borough's main towns. The policy thereby promotes the renewal and enhancement of urban areas. No allocations are required under the scenario at the borough's villages and the approach ensures that the need for edge of settlement greenfield sites are minimised. The approach therefore helps to protect the tranquillity and quality of the open countryside, particularly those areas which are sensitive to change. The policy therefore benefits this SA objective with minor positive effects recorded.</p> <p><b><u>Term</u></b><br/>Permanent positive effects from the short to medium term</p> <p><b><u>Mitigation</u></b><br/>Design, scale, and location of development. Landscaping, Use of high quality materials.</p> <p><b><u>Assumptions</u></b><br/>None</p> <p><b><u>Uncertainties</u></b><br/>Pressure to develop Greenfield sites should identified supply not come forward or development targets not be achieved. Low-medium risk.</p> |  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM21: Design and Quality of Housing  |       |   |
|---|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></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 HEDNA (Iceni Projects) responding to the changing age profile of the district. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of new homes permitted and completed. The type, tenure and size of new homes permitted and completed. The number of proposals refused for their poor design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability and feasibility of policy requirements. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM21: Design and Quality of Housing  |    |  |
|---|----|--|
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>A minor positive effect is assessed from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of new homes permitted and completed. The type, tenure and size of new homes permitted and completed. The number of proposals refused for their poor design. Changes in health indicators and findings of deprivation over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability and feasibility of policy requirements. Medium risk.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM21: Design and Quality of Housing   |    |   |
|--|----|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 HEDNA. 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><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of new homes permitted and completed. The type, tenure and size of new homes permitted and completed. The number of proposals refused for their poor design. Changes in health indicators and findings of deprivation over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability and feasibility of policy requirements. Medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Density, form and layout of a development. Its accessibility to walking and cycling infrastructure, the connections make, and pedestrian environment provided. Monitor the scale and location of new homes permitted and completed during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Density, form and layout of a development. Monitor the scale and location of new homes permitted and completed during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM21: Design and Quality of Housing   |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term as the policy is implemented through new development proposals.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effect from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM21: Design and Quality of Housing  |   |   |
|---|---|---|
|   |   | <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Layout, massing, design features, landscaping, adoption of renewable energy, water saving devices etc. Monitor the number of developments which include proposals for renewable energy schemes which generates all or part of the development's energy needs.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term.</p> <p><b><u>Mitigation</u></b></p> <p>Conditioned use of materials. Construction Management Plan etc.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM21: Design and Quality of Housing  |   |  |
|---|---|--|
|   |   | None.  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Developments can have varied effects on the historic environment.</p> |
| 14. To conserve and enhance landscape character and townscapes.   | + | <p><b><u>Likely Significant Effects</u></b></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>   |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM21: Design and Quality of Housing   |       |  |
|--|-------|--|
|  |       | <p><b><u>Term</u></b><br/>Minor positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>Layout, massing, design features, landscaping, adoption of renewable energy, water saving devices etc. Consultation with the Lancashire Landscape Character Appraisal.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| Policy DM22: Housing Mix   |       |  |
| <p><b><u>Preferred Option Policy Summary</u></b><br/>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 HEDNA (Iceni Projects, 2023).</p> <p><b><u>Preferred Option Policy Appraisal</u></b><br/>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><b><u>Alternative Options</u></b><br/>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 HEDNA (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><b><u>Likely Significant Effects</u></b><br/>The policy supports the type and size of homes delivered is responsive to the needs of the community as set out through the 2023 HEDNA. 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><b><u>Term</u></b><br/>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM22: Housing Mix  |   |   |
|---|---|---|
|   |   | <p>Monitor the type, tenure and size of new homes permitted and completed.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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 for the existing workforce. The absence of the right types or housing in the right locations may serve to discourage investment in Pendle by employers or could result in the need for workers to live elsewhere. The provision of housing stock of the right size and tenure helps to reduce the potential for this.</p> <p><b><u>Term</u></b><br/>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>Affordable housing supports works whom are employed within the Borough.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM22: Housing Mix  |   |   |
|---|---|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the type, tenure and size of new homes permitted and completed.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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 into inappropriate accommodation. This has adverse effects for health and wellbeing. The policy represents an effective means of addressing this issue by ensuring that new homes delivered addresses future housing need taking into account projected changes to the age-structure of the population and household size.</p> <p><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the type, tenure and size of new homes permitted and completed.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM22: Housing Mix   |   |   |
|--|---|---|
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | ? | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effect over the plan period to be determined on a case by case basis.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the type, tenure and size of new homes permitted and completed. Monitor the density of new developments as they are completed in full.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>         |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM22: Housing Mix   |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | ? | <p><b><u>Likely Significant Effects</u></b></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 is to some degree unknown.</p> <p><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Policy compliance with measures to limit the use of water and safeguard the borough's water resources. Monitor the type, tenure and size of new homes permitted and completed.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Application of Local Plan flood risk policies and the NPPF in relation to the location of development and its effect on flooding.<br/>Application of the SFRA findings.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM22: Housing Mix  |   |   |
|---|---|---|
|   |   | <p>Uncertain effect over the plan period to be determined on a case by case basis.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ? | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Uncertain effect over the plan period to be determined on a case by case basis.</p> <p><b><u>Mitigation</u></b><br/>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. Monitor the scale and location of new homes permitted and completed. Monitor the type, tenure and size of new homes permitted and completed. Monitor the density of new housing developments once they are completed.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>The 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><b><u>Term</u></b><br/>Negligible effect over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Application of Local Plan policies in relation to climate change.</p> <p><b><u>Assumptions</u></b><br/>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM22: Housing Mix  |   |  |
|---|---|--|
|   |   | <p><b><u>Uncertainties</u></b><br/>Effects of climate change on flood risk events and intensity of events, and capacity of drainage networks to accommodate this flow.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Net biodiversity measures, landscaping, layout and scale of development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Landscaping, layout and scale of development. Specific detailing and use of materials.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM22: Housing Mix  |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Landscaping, layout and scale of development. Specific detailing and use of materials.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></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 HEDNA (Iceni Projects), and taking into account the findings of the Local Plan Viability Appraisal Update Report (Lambert Smith Hampton, 2024). 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><b><u>Preferred Option Policy Appraisal</u></b></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 development of these sites will likely take place on greenfield sites. Given that this will provide for much needed houses responding to a local housing need, a mixed effect is assessed for making effective use of land.</p> <p><b><u>Alternative Options</u></b></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 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</p> |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM23: Affordable Housing  |       |   |
|--|-------|---|
| 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. |       |   |
| SA Objective   | Score | Commentary  |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.   | +     | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 HEDNA. The policy also provides guidance for proposals brought forward in response to evidenced 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><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the amount, location and type of affordable housing approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></p> <p>The policy helps to support the local economy by supporting the provision of 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><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the amount, location and type of affordable housing approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>Affordable housing supports works whom are employed within the Borough.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM23: Affordable Housing   |   |   |
|---|---|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>New affordable housing will help address levels of deprivation experienced in Pendle giving existing households in need of suitable accommodation an opportunity to access quality housing that they can afford to live in. The provision of this housing could help to address issues of homelessness, overcrowding, and hidden households, which contribute to the high level of affordable housing need identified for 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><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the amount, location and type of affordable housing approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM23: Affordable Housing  |   |  |
|--|---|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Increasingly positive effects over the plan period from the medium term as the policy is implemented.</p> <p><b><u>Mitigation</u></b></p> <p>Windfall development, and 100% affordable sites may increase the amount of expected affordable housing supplied over the plan period. Monitor the amount, location and type of affordable housing approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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 locations which have more limited accessibility to public transport and services. 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><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | +/- | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy seeks to ensure that development sites meet the needs of the community as a whole as evidenced by the 2023 HEDNA (Iceni Projects). 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 the extent of evidenced need and the role provided supporting the vibrancy and sustainability of rural communities. The overall effect of the policy is considered to be mixed effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Mixed positive effects form the medium term plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the amount, location and type of affordable housing approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Viability constraints. Policy semi-reliant on windfall development to achieve the desired increase in supply of affordable housing.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM23: Affordable Housing  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | 0 | <p><b><u>Likely Significant Effects</u></b></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 promotes rural exception sites. These are small scale sites at the Borough's sustainable villages requiring a limited use of greenfield land permitted only where supported by evidence illustrating local need. The limited scale of development permitted through policy is unlikely to result in pressure for water or pollution to water courses. On balance a neutral effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Policy compliance with measures to limit the use of water and safeguard the borough's water resources.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effect to be determined over the plan period as sites come forward in accordance with policy.</p> <p><b><u>Mitigation</u></b></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. Monitor the amount, location and type of affordable housing approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM23: Affordable Housing   |   |   |
|---|---|---|
|   |   | <p>development. 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 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><b><u>Term</u></b><br/>Permanent neutral effects.</p> <p><b><u>Mitigation</u></b><br/>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. Monitor the amount, location and type of affordable housing approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent neutral effects.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM23: Affordable Housing   |   |   |
|---|---|---|
|   |   | <p>Not assessed</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>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. Nevertheless the scale and degree of development approved in accordance with the policy is likely to be limited over the plan period noting the need for evidence demonstrating a specific local need. The overall effect of the policy on this objective is therefore assessed as neutral.</p> <p><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Net biodiversity measures, landscaping, layout and scale of development.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Design measures relating to the materials, appearance, landscaping, layout and scale of development.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM23: Affordable Housing                                 |   |   |
|---|---|---|
|   |   | Some uncertainty on location of rural exception schemes though limited in scale and impact. Low-medium risk.  |
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Net biodiversity measures, landscaping, layout and scale of development.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Assessment</u></b></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><b><u>Alternative Options</u></b></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   | +     | <b><u>Likely Significant Effects</u></b> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM24: Residential Extensions and Alterations   |   |   |
|---|---|---|
| Pendle area and deliver decent homes.   |   | <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 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><b><u>Term</u></b><br/>Positive effects for the duration of the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Monitoring the number of proposals refused for their poor design.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM24: Residential Extensions and Alterations   |   |  |
|---|---|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects for the duration of the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></p> <p>Housing has a significant role in 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 the needs of their occupiers change, is a core response of the plan to addressing housing need, particularly as a response to the projected needs of the population by the end of the plan period in 2040. The policy has an important role for this SA objective and is assessed as having a minor positive effect.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring the number of proposals refused for their poor design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></p> <p>The policy provides scope for housing needs to be met without having to move by modifying 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><b><u>Term</u></b></p> <p>Neutral effect is assessed for this objective.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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.</p> <p><b><u>Term</u></b></p> <p>Positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM24: Residential Extensions and Alterations  |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The requirement for water saving solutions to be implemented as part of the building process.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM24: Residential Extensions and Alterations   |   |  |
|---|---|--|
|   |   | <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 meeting a proportion of housing needs of residents in Pendle.</p> <p><b><u>Term</u></b></p> <p>Positive effects from the short term.</p> <p><b><u>Mitigation</u></b></p> <p>Application of higher design standards to provide for developments which result in lower emissions from greenhouse gases.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 and helps to minimise the amount of natural materials required to respond to housing need. The policy represents a sustainable approach to a proportion of housing needs of residents in Pendle.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM24: Residential Extensions and Alterations   |   |   |
|---|---|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect from the short term.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions as appropriate to protect ecological features within development sites during the construction period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures and the wider countryside. Monitor the number of proposals refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 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>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM24: Residential Extensions and Alterations |  |   |
|---|--|---|
|   |  | <p><b><u>Term</u></b><br/>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures and the wider countryside. Monitor the number of proposals refused on grounds of poor design.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Preferred Option Policy Summary</u></b><br/>The policy provides direction setting out key issues to be considered for the determination of planning applications for residential conversions. 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><b><u>Preferred Option Policy Assessment</u></b><br/>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><b><u>Alternative Options</u></b><br/>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 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><b><u>Likely Significant Effects</u></b><br/>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 in terms of the source, mix and size of dwellings provided, and support the delivery of the housing requirement. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Positive effects for the duration of the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Monitor the number of proposals refused for being of poor design.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM25: Residential Conversions  |   |  |
|---|---|--|
|   |   | <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Monitor the amount of employment and retail land/floorspace lost to residential development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects for the duration of the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Monitor the number of proposals refused for being of poor design.<br/>Monitor the amount of employment and retail land/floorspace lost to residential development.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p>   |



### SA Appendix 3: Appraisal of Policy Options

| 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).  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Minor positive effect for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the number of proposals refused for being of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM25: Residential Conversions   |   |  |
|--|---|--|
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | + | <p><b><u>Likely Significant Effects</u></b></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. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effect is assessed for this objective.</p> <p><b><u>Mitigation</u></b></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. Monitor the number of proposals refused for being of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 and existing builds reducing the use of natural resources and the need to develop at greenfield locations in order to meet the housing needs of the borough therefore protecting the borough's soils.</p> <p><b><u>Term</u></b></p> <p>Positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the number of proposals refused for being of poor design.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM25: Residential Conversions   |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>The requirement for water saving solutions to be implemented as part of the building process.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of flood risk policies where required.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM25: Residential Conversions  |   |   |
|---|---|---|
|   |   | <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects from the short term.</p> <p><b><u>Mitigation</u></b><br/>Application of higher design standards to provide for developments which result in lower emissions from greenhouse gases.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Promotion of low carbon materials and construction methods.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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 on the need for new housing.</p> <p><b><u>Term</u></b></p> <p>Neutral effect from the short term.</p> <p><b><u>Mitigation</u></b></p> <p>Ecological surveys may be required to understand the role of an existing building for protected species.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Use of local materials, architectural features, construction methods. High quality materials. Buildings scaled appropriately to existing built structures and the wider countryside.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Preferred Option Policy Summary</u></b><br/>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><b><u>Alternative Options</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy enables specific forms of residential development with the open countryside. This is limited to the reuse, conversion, or extension of buildings, worker dwellings, and buildings of exceptional design. 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><b><u>Term</u></b><br/>Positive effects for the duration of the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM26: Housing in the Countryside   |   |   |
|---|---|---|
|   |   | <p>None.</p> <p><b><u>Uncertainties</u></b></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>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The scope given by the policy to permit worker dwellings in specific circumstances, together with limited opportunity for development to residential dwellings within 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><b><u>Term</u></b></p> <p>Positive effects for the duration of the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The scope given by the policy to worker dwellings, together with limited opportunity for development to 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><b><u>Term</u></b></p> <p>Positive effects for the duration of the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>                 |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM26: Housing in the Countryside  |   |  |
|--|---|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy seeks to protect the open countryside from inappropriate forms of development and 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><b><u>Term</u></b></p> <p>Minor positive effect for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |



### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></p> <p>The policy permits limited forms of development in the open countryside where specific criteria are met. This includes potentially isolated dwellings (provided they meet the exceptions of the policy) 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><b><u>Term</u></b></p> <p>Neutral effect is assessed for this objective for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM26: Housing in the Countryside  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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. 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM26: Housing in the Countryside   |   |  |
|---|---|--|
|   |   | <p><b><u>Term</u></b><br/>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Application of wider DM policies. Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Application of wider DM policies. Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Monitor the scale and location of development approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM26: Housing in the Countryside   |   |   |
|---|---|---|
|   |   | <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 effect of this policy on this objective is therefore neutral.</p> <p><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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 helping to conserve the historic environment. 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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 Housebuilding   |
|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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 a 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 which the Plan seeks to provide as a whole 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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM27: Self and Custom Housebuilding  |       |  |
|---|-------|--|
| SA Objective  | Score | Commentary   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | +     | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption of the Plan.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring of the Self-Build Register.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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. | 0     | <p><b><u>Likely Significant Effects</u></b></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 very minor limited direct and indirect contribution to the local economy. A neutral effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption of the Plan.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM27: Self and Custom Housebuilding  |   |  |
|---|---|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy enables bespoke housing needs to be met, allowing further diversification of the Borough's 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 but positive contribution to the regeneration of Pendle.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption of the Plan.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring of the Self-Build Register.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 as 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring of the Self-Build Register.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Amount of self-build which comes forward through Windfall development and at housing allocations. Low risk.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM27: Self and Custom Housebuilding   |   |  |
|--|---|--|
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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 approach.</p> <p><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>  |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM27: Self and Custom Housebuilding   |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | 0 | <p><b><u>Likely Significant Effects</u></b></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 of limited in number 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 of limited number, 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>   |
| 9. To improve air quality.   | 0 | <p><b><u>Likely Significant Effects</u></b></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 and of limited number, 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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM27: Self and Custom Housebuilding  |   |  |
|---|---|--|
|   |   | <p><b><u>Term</u></b><br/>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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 and of limited number, 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><b><u>Term</u></b><br/>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM27: Self and Custom Housebuilding  |   |  |
|---|---|--|
|   |   | <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral/uncertain effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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 for their impact on the historic environment. 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><b><u>Term</u></b></p> <p>Uncertain effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM27: Self and Custom Housebuilding                      |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></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 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.</p> <p><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of wider policies of the Local Plan to proposals as relevant.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Amount of self-build which comes forward through Windfall development. Low risk.</p> |

| Policy DM28: Specialist Housing   |       |  |
|---|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></p> <p>The policy offers guidance for proposals for older person accommodation including assisted living 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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></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, including assisted living accommodation, 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 HEDNA as a result of an ageing population (the older aged cohorts being the only</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM28: Specialist Housing   |   |   |
|---|---|---|
|   |   | <p>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><b><u>Term</u></b><br/>Positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Monitoring of specialised housing products approved and delivered over the plan period. Consideration of the need for the establishment of restrictions to HMOs where justified.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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 who are in need of housing. 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><b><u>Term</u></b><br/>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM28: Specialist Housing   |   |  |
|---|---|--|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions, design measures. Monitoring of specialised housing products approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions. Design Measures. Monitoring of specialised housing products approved and delivered over the plan period. Consideration of the need for the establishment of restrictions to HMOs where justified.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects for the plan period from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring of specialised housing products approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Adherence to design policy. Monitoring of specialised housing products approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM28: Specialist Housing  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM28: Specialist Housing   |   |  |
|---|---|--|
|   |   | <p>Positive effects for the plan period from the medium term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects across the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Monitoring of specialised housing products approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Not assessed</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM28: Specialist Housing   |   |  |
|---|---|--|
|   |   | None.  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of Local Plan policy and mitigation measures where necessary.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of Local Plan policy and mitigation measures where necessary.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM28: Specialist Housing  |       |   |
|--|-------|---|
|  |       | <p><b><u>Mitigation</u></b><br/>Application of Local Plan policy and mitigation measures where necessary.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Preferred Option Policy Summary</u></b><br/>The policy offers guidance for proposals for accommodation for Gypsy, Traveller and Travelling Showpeople 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 with limited effects for economic objectives.</p> <p><b><u>Alternative Options</u></b><br/>The policy provides a decision making framework for proposals accommodation for Gypsy, Traveller, and Travelling Showpeople 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><b><u>Likely Significant Effects</u></b><br/>The 2023 HEDNA has found no specific needs for this type of accommodation. This reflects an unchanged position following previous assessments undertaken for the Council through the SHMA and Housing Needs Assessment. As a result, 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><b><u>Term</u></b><br/>Potential positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b><br/>Monitoring the number of gypsy, traveller and travelling showpeople pitches approved.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Potential positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring the number of gypsy, traveller and travelling showpeople pitches approved.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>                             |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Potential positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Site specific design measures where justified. Monitoring the number of gypsy, traveller and travelling showpeople pitches approved.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Potential positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Negligible effects for the plan period from adoption. Though this may vary depending on site specific circumstances.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM29: Gypsy, traveller and Travelling Showpeople Community  |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>Clearly the development of land for use by gypsy, traveller, and travelling showpeople communities could have some impact 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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects over the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of SuDs Hierarchy.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p>           |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM29: Gypsy, traveller and Travelling Showpeople Community   |   |  |
|---|---|--|
|   |   | <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></p> <p>Gypsy, traveller and travelling showpeople developments use limited materials, with the accommodation used (in most cases) pre-existing, transient 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><b><u>Term</u></b></p> <p>Potential positive effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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>  |



### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of wider policy requirements of the Local Plan.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of wider policy requirements of the Local Plan.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM29: Gypsy, traveller and Travelling Showpeople Community |  |  |
|---|--|--|
|   |  | <p>Neutral effects for the plan period from adoption.</p> <p><b><u>Mitigation</u></b></p> <p>Application of wider policy requirements of the Local Plan.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy supports high quality environments which are accessible to existing services and infrastructure and which adopt the principles of active design. The policy will make a positive contribution to securing high quality housing.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects from adoption of the Local Plan.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM30: Healthy Places and Lifestyles  |   |   |
|---|---|---|
|   |   | None.   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy supports high quality environments which are accessible to existing services and infrastructure and which adopt the principles of active design. The policy will make a positive contribution to securing high quality employment premises.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects from adoption of the Local Plan.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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. The requirement for a Health Impact Assessment with set out clearly how development proposals will secure the health and wellbeing of their and neighbouring occupiers.</p> <p><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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. Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM30: Healthy Places and Lifestyles   |    |   |
|--|----|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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. The requirement for a Health Impact Assessment with set out clearly how development proposals will secure the health and wellbeing of their and neighbouring occupiers.</p> <p><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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. Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy supports high quality environments which are accessible to existing services and infrastructure and which adopt the principles of active design. The policy will make a positive contribution in helping to promote increased walking and cycling.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects from adoption of the Local Plan.</p> <p><b><u>Mitigation</u></b></p> <p>Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>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>  |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b><br/>Ground Investigation Works. Ground remediation works. Removal of contaminants. Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Impact of remediation on development viability and capacity (Medium risk).</p>  |
| 7. To conserve and enhance water quality and resources   | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b><br/>Ground Investigation Works. Ground remediation works. Removal of contaminants. Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM30: Healthy Places and Lifestyles   |   |  |
|--|---|--|
|  |   | <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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. Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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. Monitoring of health indicators for Pendle and how they change over time.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Effectiveness of mitigation measures to reduce pollution and emissions (low-medium risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects for the plan period. Effects assessed on a case by case basis.</p> <p><b><u>Mitigation</u></b></p> <p>Implementation of wider local plan policy and planning conditions.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy's protection of human health is 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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM30: Healthy Places and Lifestyles                      |   |   |
|---|---|---|
|   |   | <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 14. To conserve and enhance landscape character and townscapes. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM31: Open Space, Sport and Recreation  |
|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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. Its sets out guidance for the provision of new space, and confirms under what conditions open space may be reused.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></p> <p>The policy has considerable benefits for health, wellbeing, and tackling social deprivation, providing access to and improving the quality recreational recourses. 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><b><u>Alternative Options</u></b></p> <p>The policy is responsive to evidence prepared in support of the Local Plan and seeks to promote and seeks to 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 Appendix 3: Appraisal of Policy Options

| Policy DM31: Open Space, Sport and Recreation   |       |  |
|---|-------|--|
| SA Objective  | Score | Commentary   |
| 1. To meet the housing needs of all communities in the Pendle area and deliver decent homes.                                | 0     | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely permanent neutral effects across the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Off-site provision/financial contribution may be sought. Monitor amount and quality of open space and how this changes over time.</p> <p><b><u>Assumptions</u></b></p> <p>Open Space requirements take up developable land.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely permanent neutral effects across the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Financial contributions may be sought in lieu of on-site provision. Monitor amount and quality of open space and how this changes over time.</p> <p><b><u>Assumptions</u></b></p> <p>Open space is of high quality and takes up developable land</p> <p><b><u>Uncertainties</u></b></p> <p>Open space requirements vary by area and by site and the proposals for that site. Low risk.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor amount and quality of open space and how this changes over time. Monitor changes in health indicators over time.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></p> <p>Upgrades to existing open space. Financial contributions. Monitor amount and quality of open space and how this changes over time. Monitor changes in health indicators over time.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>None.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor changes in the amount of open space typologies by location.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor type, location and amount of open space and how these change over time.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM31: Open Space, Sport and Recreation  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefits as open space establishes.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Open space provided within a development is also designed specifically to respond to rain events and is adequately maintained</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM31: Open Space, Sport and Recreation   |   |   |
|---|---|---|
|   |   | <p><b><u>Term</u></b><br/>Medium to long term permanent benefits.</p> <p><b><u>Mitigation</u></b><br/>Monitor type, location and amount of open space and how these change over time.</p> <p><b><u>Assumptions</u></b><br/>Open Space is sufficiently large to reduce the effects of air pollution at a particular development</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Medium to long term permanent benefits.</p> <p><b><u>Mitigation</u></b><br/>Monitor type, location and amount of open space and how these change over time.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Not assessed</p> <p><b><u>Assumptions</u></b><br/>Not assessed</p> <p><b><u>Uncertainties</u></b><br/>Not assessed</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM31: Open Space, Sport and Recreation   |   |   |
|---|---|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Medium to long term permanent benefits as areas of new open space matures.</p> <p><b><u>Mitigation</u></b></p> <p>Areas of informal open space, planting and habitat areas. Monitor type, location and amount of open space and how these change over time.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effect across the plan period with the actual effect likely to be determined on a case by case basis.</p> <p><b><u>Mitigation</u></b></p> <p>Design responses to be agreed through the DM process.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>None.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM31: Open Space, Sport and Recreation                   |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Likely minor permanent positive effects from the medium term. Monitor type, location and amount of open space and how these change over time.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM32: Walking and Cycling   |       |   |
|--|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM32: Walking and Cycling  |   |  |
|---|---|--|
|   |   | <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.   | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent positive effects from the short term.</p> <p><b><u>Mitigation</u></b><br/>On site provision. Improvements to existing provision. New infrastructure. Secured by S.106. Travel Plan measures. Cycle storage/vouchers etc.</p> <p><b><u>Assumptions</u></b><br/>Opportunities exist within the scope of a development to promote and improve walking and cycling</p> <p><b><u>Uncertainties</u></b><br/>Viability and feasibility of such measures. Medium Risk.</p> |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM32: Walking and Cycling   |    |  |
|--|----|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Significant positive effects largely in the medium term, however continuing in the long run.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>Opportunities exist within the scope of a development to promote and improve walking and cycling</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>The proposal site is accessible via foot/bicycle (including travel times) to relevant essential services, infrastructure and sources of employment.</p> <p><b><u>Uncertainties</u></b></p> <p>Walking and cycling improvements are feasible and viable. Medium risk.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM32: Walking and Cycling   |   |   |
|--|---|---|
| 6. To encourage the efficient use of land and conserve and enhance soils.                                    | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the short term for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>High accessible locations are generally previously developed sites.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Trend</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Trend</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM32: Walking and Cycling   |    |  |
|--|----|--|
|  |    | <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 9. To improve air quality.   | ++ | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Significant positive effects in the medium to long term.</p> <p><b><u>Mitigation</u></b><br/>On site provision. Improvements to existing provision. New infrastructure. Secured by S.106. Travel Plan measures. Cycle storage/vouchers etc.</p> <p><b><u>Assumptions</u></b><br/>The proposal site is accessible via foot/bicycle (including travel times) to relevant essential services, infrastructure and sources of employment</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Significant positive effects in the medium to long term.</p> <p><b><u>Mitigation</u></b><br/>On site provision. Improvements to existing provision. New infrastructure. Secured by S.106. Travel Plan measures. Cycle storage/vouchers etc.</p> <p><b><u>Assumptions</u></b><br/>The proposal site is accessible via foot/bicycle (including travel times) to relevant essential services, infrastructure and sources of employment</p> <p><b><u>Uncertainties</u></b><br/>Securing use of walking/cycling infrastructure by future site users. Low-medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM32: Walking and Cycling  |   |  |
|---|---|--|
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                  | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p>           |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM32: Walking and Cycling                                |   |  |
|---|---|--|
| 14. To conserve and enhance landscape character and townscapes. | ~ | <p>None.</p> <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM33: Hot Food Takeaways  |       |  |
|--|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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 and dark kitchens. This includes their operational effects, design and location. The policy seeks to avoid an over concentration of hot food takeaways and within specific locations, and seeks their refusal where located near sensitive land uses frequented by children or where located in wards with poor health indicators.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></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. Neutral effects are assessed for economic objectives recognising the balanced position the policy seeks to achieve in supporting local businesses of different land uses.</p> <p><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM33: Hot Food Takeaways   |   |   |
|---|---|---|
|   |   | <p><u>Mitigation</u><br/>None.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>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 commercial centres. The restrictions placed by the policy on hot food takeaways within Pendle, would 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><br/>Not assessed.</p> <p><u>Mitigation</u><br/>Restrictions on opening hours, conditions for cooking, waste and litter. Monitor land uses within town centres and designated frontages.</p> <p><u>Assumptions</u><br/>None.</p> <p><u>Uncertainties</u><br/>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM33: Hot Food Takeaways   |   |   |
|---|---|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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. Monitor land uses within town centres and designated frontages. Monitor changes in health indicators during plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Effects of policy in reversing health issues experienced in Pendle (low-medium risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM33: Hot Food Takeaways  |    |   |
|--|----|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy will help secure the health and wellbeing interests of residents in Pendle through the controlling of potentially adverse land uses. 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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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. Monitor land uses within town centres and designated frontages. Monitor changes in health indicators during plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Effects of policy in reversing health issues experienced in Pendle (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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ~  | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p>  |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM33: Hot Food Takeaways  |   |  |
|--|---|--|
|  |   | <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 9. To improve air quality.   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM33: Hot Food Takeaways   |   |   |
|---|---|---|
|   |   | <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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 is responsive to this, requiring applicants to servicing requirements and the generation of litter ensuring that this issue is taking into account and addressed through the planning process. A neutral effect is assessed for this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Waste solutions to be secured by planning conditions.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Litter may result in off-site locations and is largely not controllable through the planning system (medium risk)</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM33: Hot Food Takeaways   |   |  |
|---|---|--|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | + | <p><b><u>Likely Significant Effects</u></b></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 is potentially beneficial to this SA objective. A minor positive effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></p> <p>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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM33: Hot Food Takeaways                                 |   |  |
|---|---|--|
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></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 is potentially beneficial to this SA objective. A minor positive effect is assessed.</p> <p><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></p> <p>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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM34: Engaging the Community  |       |  |
|--|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></p> <p>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><b><u>Preferred Option Policy Appraisal</u></b></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, 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><b><u>Alternative Options</u></b></p> <p>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 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.</p> |       |  |
| SA Objective   | Score | Commentary                               |
| 1. To meet the housing needs of all communities in the   | ~     | <b><u>Likely Significant Effects</u></b> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM34: Engaging the Community   |   |   |
|---|---|---|
| Pendle area and deliver decent homes.   |   | <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p>                 |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM34: Engaging the Community  |   |  |
|--|---|--|
|  |   | <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM34: Engaging the Community  |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of water efficiency measures. Water company investment in utility infrastructure.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of water efficiency measures. Water company investment in utility infrastructure.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 9. To improve air quality.   | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM34: Engaging the Community   |   |   |
|---|---|---|
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM34: Engaging the Community                             |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM35: Community Facilities   |       |  |
|---|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM35: Community Facilities   |   |   |
|---|---|---|
|   |   | <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor benefits for the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor changes in the number of community assets in Pendle.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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> |

## SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor benefits for the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor changes in the number of community assets in Pendle.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor benefits for the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor changes in the number of community assets in Pendle.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM35: Community Facilities  |   |  |
|--|---|--|
|  |   | <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 9. To improve air quality.   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Not assessed.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM35: Community Facilities   |   |   |
|---|---|---|
|   |   | <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor benefits for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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. Monitor changes in the number of community assets in Pendle.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |

### SA 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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM35: Community Facilities                               |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM36: Education and Training   |       |            |
|---|-------|------------|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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 |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effect from the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Application of policy requirements to support improvements in education and greater opportunities for training and skills development. Monitor changes in attainment of qualifications, changes in unemployment, household income/wages and the structure of the Pendle economy.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effect from the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Application of policy requirements to support improvements in education and greater opportunities for training and skills development. Monitor changes in attainment of qualifications, changes in unemployment, household income/wages and the structure of the Pendle economy.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effect from the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor changes in attainment of qualifications, changes in unemployment, household income/wages and the structure of the Pendle economy.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM36: Education and Training  |   |   |
|--|---|---|
|  |   | <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>If lost the level of open space and play provision should be provided in accordance with Policy DM31.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM36: Education and Training  |   |  |
|--|---|--|
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></p> <p>Changes to the layout, scale, intensity of a development. Adoption of natural drainage methods. Retention of specific natural features.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 9. To improve air quality.   | ? | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM36: Education and Training   |   |  |
|---|---|--|
|   |   | <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Medium to long term permanent benefit.</p> <p><b><u>Mitigation</u></b></p> <p>Use of sustainable materials and resources in construction to minimise waste and greenhouse gas emissions.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent minor positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Adherence to Policy DM04 and long term management of habitats provided on site.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Permanent neutral effects.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM36: Education and Training                             |          |  |
|---|----------|--|
| 14. To conserve and enhance landscape character and townscapes. | <b>0</b> | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent neutral effects.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM37: Parking  |          |  |          |   |
|---|----------|--|----------|---|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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.  | <b>0</b> | <p><b><u>Likely Significant Effects</u></b></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> | <b>0</b> | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> |



### SA 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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Parking requirements are assessed at the design stage and accounted for when determining a capacity of a site for development.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |   | <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Parking requirements are assessed at the design stage and accounted for when determining a capacity of a site for development.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Parking requirements are assessed at the design stage and accounted for when determining a capacity of a site for development.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Parking requirements are assessed at the design stage and accounted for when determining a capacity of a site for development.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and                               | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>   |

### SA 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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Infrastructure provision secured by condition/obligation.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Mitigation</u></b><br/>Infrastructure provision secured by condition/obligation.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Infrastructure provision secured by condition/obligation</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Changes in attitudes change how the car is used reducing the effectiveness of the policy. Low risk.</p> | - | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Infrastructure provision secured by condition/obligation</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Changes in attitudes change how the car is used reducing the effectiveness of the policy. Low risk.</p> |

## SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Parking provision secured by condition/obligation</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Take up of electric cars and encouragement of modal shift to cycling. Viability of implementing requirements. Low-medium risk.</p>   | - | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Infrastructure provision secured by condition/obligation</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Effects may alter per scheme. Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Parking provision secured by condition/obligation</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Sufficient scope exists within the context of a development to meet policy requirements. Low risk.</p> <p><b><u>Uncertainties</u></b></p> | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Effects may alter per scheme. Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Parking provision secured by condition/obligation</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Sufficient scope exists within the context of a development to meet policy requirements. Low Risk.</p>  |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>SUDs, landscaping, swales/drains etc.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Permanent neutral effect.</p> <p><b><u>Mitigation</u></b></p> <p>SUDs, landscaping, swales/drains etc.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 9. To improve air quality.   | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Likely Significant Effects</u></b></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>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM37: Parking   |   |   |   |  |
|--|---|---|---|--|
|  |   | <p>considered that the policy results in a neutral effect for this objective.</p> <p><b><u>Term</u></b></p> <p>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><b><u>Mitigation</u></b></p> <p>Securing electric infrastructure and cycling provision by condition and obligation.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period, potentially improving over the plan period as technology changes.</p> <p><b><u>Mitigation</u></b></p> <p>Securing electric infrastructure and cycling provision by condition and obligation.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>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><b><u>Mitigation</u></b></p> <p>Securing electric infrastructure and cycling provision by condition and obligation.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> | - | <p><b><u>Likely Significant Effects</u></b></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 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><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period, potentially improving over the plan period as technology changes.</p> <p><b><u>Mitigation</u></b></p> <p>Securing electric infrastructure and cycling provision by condition and obligation.</p> <p><b><u>Assumptions</u></b></p> |

### SA 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.<br><b><u>Uncertainties</u></b><br>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. | ~ | <b><u>Likely Significant Effects</u></b><br>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.<br><b><u>Term</u></b><br>Not assessed.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None. | ~ | <b><u>Likely Significant Effects</u></b><br>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.<br><b><u>Term</u></b><br>Not assessed.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None. |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | ~ | <b><u>Likely Significant Effects</u></b><br>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.<br><b><u>Term</u></b><br>Not assessed.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None. | ~ | <b><u>Likely Significant Effects</u></b><br>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.<br><b><u>Term</u></b><br>Not assessed.<br><b><u>Mitigation</u></b><br>None.<br><b><u>Assumptions</u></b><br>None.<br><b><u>Uncertainties</u></b><br>None. |
| 13. To conserve and enhance the historic environment,   | 0 | <b><u>Likely Significant Effects</u></b><br>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.<br><b><u>Term</u></b>  | - | <b><u>Likely Significant Effects</u></b><br>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   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM37: Parking  |   |   |   |   |
|---|---|---|---|---|
| heritage assets and their setting.                              |   | <p>Neutral impact for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions. Design measures.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Infrastructure provision secured by condition/obligation</p> <p><b><u>Assumptions</u></b></p> <p>None.</p>  |
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor adverse effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Infrastructure provision secured by condition/obligation</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> |

| Policy DM38: Taxis  |       |            |
|---|-------|------------|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Alternative Options</u></b></p> <p>The policy seeks to control taxi land 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 |

### SA 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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Use of planning conditions.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |



### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Use of planning conditions. Controlling the location of development. Design requirements.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.                                    | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Use of planning conditions. Controlling the location of development. Design requirements.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Use of planning conditions. Design requirements.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 9. To improve air quality.   | 0 | <p><b><u>Likely Significant Effects</u></b></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 less than buses, cycling or travel by foot. Provision of electric/cycling infrastructure is through Policy DM37. Overall it is considered that this policy will have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions. Link to Policy DM37 re: cycling parking/storage and electric charging points.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None</p> |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                         | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 Policy DM37. Overall it is considered that this policy will have a neutral effect on this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions. Link to Policy DM37 re: cycling parking/storage and electric charging points.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM38: Taxis  |   |   |
|---|---|---|
|   |   | <p><b><u>Uncertainties</u></b></p> <p>None</p>  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning Conditions. Design of Development.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM38: Taxis  |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p>None.</p> <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning Conditions. Design of Development.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM39: Digital and Electric Communications   |       |  |
|--|-------|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Alternative Options</u></b></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 Local Plan 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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM39: Digital and Electric Communications  |   |   |
|---|---|---|
|   |   | <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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 modern communication infrastructure can be provided. 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><b><u>Term</u></b></p> <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>                     |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></p> <p>The enhancement of communication infrastructure will help improve access to online facilities and services, social networks, 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Siting, operation and design measures.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM39: Digital and Electric Communications   |   |   |
|--|---|---|
|  |   | <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | ~ | <p><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM39: Digital and Electric Communications  |   |   |
|---|---|---|
|   |   | <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Policy compliance is achievable.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Policy compliance is achievable.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>     |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM39: Digital and Electric Communications                |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Policy compliance is achievable.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM40: Employment Land Requirement   |
|--|
| <p><b><u>Preferred Option Policy Summary</u></b></p> <p>The preferred option sets out the approach to the delivery of employment land requirement 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 employment land uses.</p> <p><b><u>Preferred Option Assessment</u></b></p> <p>The policy scores positively for most 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 need for additional land to meet identified needs, and ensures the alignment of land uses and infrastructure, helping to promote travel by car, minimising use of natural resources and whilst promoting the effective 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. Nevertheless adverse effects are assessed for effects on biodiversity and landscape noting the significant role played by greenfield sites (commitments) in meeting this need, and the need for greenfield sites should these not be implemented as anticipated. Mixed effects are assessed for land efficiency noting the loss of greenfield land but balancing this against the role this has in responding to the projected economic development needs of the borough.</p> <p><b><u>Alternative Options</u></b></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 with projected 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</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM40: Employment Land Requirement   |       |  |
|--|-------|--|
| 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 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></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. Monitor progress made in meeting employment land requirement, including the delivery of allocated sites, by location and land use. Explore opportunities to secure development at approved and allocated sites.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM40: Employment Land Requirement  |   |   |
|---|---|---|
|   |   | <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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).</p>  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects felt for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Consideration of policy interventions to help secure the delivery of committed employment schemes if they fail to come forward as anticipated. Monitor progress made in meeting employment land requirement, including the delivery of allocated sites.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>The supply remains viable and responsive to the needs of businesses and the market. Medium Risk.</p> |

### SA 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects felt for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Consideration of policy interventions to help secure the delivery of committed employment schemes if they fail to come forward as anticipated. Monitor progress made in meeting employment land requirement, including the delivery of allocated sites.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy supports the continued economic role of the borough's major economic sites and settlements and, in particular, seeks to direct this investment to locations well served by public transport infrastructure and seeks enhancements to walking and cycling infrastructure. 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 in support of the objectives of this policy.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Travel plan methods to reduce car usage connected to economic activity including cycling vouchers and bike storage facilities at the workplace. Monitor progress made in meeting employment land requirement, including the delivery of allocated sites.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM40: Employment Land Requirement   |            |  |
|--|------------|--|
| 6. To encourage the efficient use of land and conserve and enhance soils.                                    | <b>+/-</b> | <p><b><u>Likely Significant Effects</u></b></p> <p>The makes use of existing employment land and committed developments to meet projected economic growth needs. A large proportion of committed development exists on greenfield sites, and as such meeting this need will result in an irreversible loss of undeveloped land. The absence of suitable brownfield sites means that if these sites do not come forward, alternative greenfield sites will be required. A mixed effect is assessed balancing the loss of greenfield land against the benefit developing this will have in supporting the economy.</p> <p><b><u>Term</u></b></p> <p>Mixed effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor progress made in meeting employment land requirement, including the delivery of allocated sites.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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. | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM40: Employment Land Requirement   |   |   |
|--|---|---|
|  |   | <p>Employment development directed away from areas prone to flooding or which fulfil an important role within the flood plain.</p> <p><b><u>Assumptions</u></b><br/>Employment uses generally have a lower sensitivity to flooding and flood risk than others.</p> <p><b><u>Uncertainties</u></b><br/>Existing employment sites may contribute to flooding problems. Low risk.</p>  |
| 9. To improve air quality.   | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Travel plan methods to reduce car usage connected to economic activity including cycling vouchers and bike storage facilities at the workplace.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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</p> |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM40: Employment Land Requirement  |   |   |
|---|---|---|
|   |   | <p>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> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.   | - | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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. A large proportion of committed development exists on greenfield sites, and as such meeting this need will result in an irreversible loss of undeveloped land. The effects of developing these sites on the natural environment has already been considered through the plan balance with suitable mitigation measures identified and conditioned. The absence of suitable brownfield sites means that if these sites do not come forward, alternative greenfield sites will be required. Noting this position, a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Implementation of measures agreed through the decision making process as conditions to approved developments. Adoption of wider policy measures to help protect, enhance and restore biodiversity in Pendle. Monitoring of progress made of the delivery of committed sites. Monitoring of the delivery and completion of employment schemes by type and location.</p> <p><b><u>Assumptions</u></b></p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM40: Employment Land Requirement   |   |  |
|--|---|--|
|  |   | <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site by site variation in terms of impact on the natural environment, habitats and protected species. Medium risk.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting. | - | <p><b><u>Likely Significant Effects</u></b></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. A large proportion of committed development exists on greenfield sites, and as such meeting this need will result in an irreversible loss of undeveloped land. Employment development is often functional in appearance and of large scale which is out-of-character with the wider landscape and historical environment. The effects of developing these sites on the historic environment has already been considered through the plan balance with suitable mitigation measures identified and conditioned. The absence of suitable brownfield sites means that if these sites do not come forward, alternative greenfield sites will be required. Noting this position, a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Implementation of measures agreed through the decision making process as conditions to approved developments. Adoption of wider policy measures to conserve heritage assets affected by employment proposals. Monitoring of progress made of the delivery of committed sites. Monitoring of the delivery and completion of employment schemes by type and location.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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.                          | - | <p><b><u>Likely Significant Effects</u></b></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. A large proportion of committed development exists on greenfield sites, and as such meeting this need will result in an irreversible loss of undeveloped land. Employment development is often functional in appearance and of large scale which is out-of-character with the wider landscape and historical environment. The effects of developing these sites on the historic and natural environment has already been considered through the plan balance with suitable mitigation measures identified and conditioned. The absence of suitable brownfield sites means that if these sites do not come forward, alternative greenfield sites will be required. Noting this position, a minor adverse effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p>  |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM40: Employment Land Requirement  |       |  |
|---|-------|--|
|   |       | <p>Implementation of measures agreed through the decision making process as conditions to approved developments. Adoption of wider policy measures to conserve heritage assets affected by employment proposals. Monitoring of progress made of the delivery of committed sites. Monitoring of the delivery and completion of employment schemes by type and location.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Site by site variation in terms of impact on the historic environment. Medium risk.</p>   |
| Policy DM41: Protected Employment Areas   |       |  |
| <p><b>Preferred Option Policy Summary</b></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><b>Preferred Option Assessment</b></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><b>Alternative Options</b></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><b>Likely Significant Effects</b></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><b>Term</b><br/>Neutral effects for the plan period.</p> <p><b>Mitigation</b><br/>None.</p> <p><b>Assumptions</b><br/>None.</p> <p><b>Uncertainties</b><br/>Deliverability of allocations and scope for windfall beyond allocations whilst being in accordance with policy. (Low risk).</p> |

## SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects for the duration of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Continued support to business retention and investment as suitable through the planning system. Monitor amount of employment land lost to other land uses.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects felt for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Conditions used as appropriate to protect the operational interests of neighbouring land uses. Monitor amount of employment land lost to other land uses.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The policy acts positively in enabling and encouraging the reuse of existing employment land. Low-medium risk.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM41: Protected Employment Areas  |    |   |
|--|----|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects felt for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor amount of employment land lost to other land uses.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM41: Protected Employment Areas  |   |  |
|--|---|--|
|  |   | <p>Monitor amount of employment land lost to other land uses.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy seeks to retain existing employment sites and as such would not adversely affect the achievement of this objective.</p> <p><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Issue of water quality and supply to be assessed during the planning application stage.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>Employment uses generally have a lower sensitivity to flooding and flood risk than others.</p> <p><b><u>Uncertainties</u></b><br/>Existing employment sites may contribute to flooding problems. Low risk.</p>   |
| 9. To improve air quality.   | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM41: Protected Employment Areas   |   |  |
|---|---|--|
|   |   | <p><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Travel plan measures. Infrastructure enhancement. Planning contributions.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>New development gives rise to the possibility of securing more sustainable buildings within an existing protected employment site. Monitor amount of employment land lost to other land uses.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | + | <p><b><u>Likely Significant Effects</u></b><br/>The 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><b><u>Term</u></b><br/>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM41: Protected Employment Areas   |   |   |
|---|---|---|
|   |   | <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Policy requirements for net gains for biodiversity. Surveys for protected species at existing buildings.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Uncertain effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Site by site variation in terms of impact on the historic environment. Medium risk.</p>   |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM41: Protected Employment Areas                         |   |  |
|---|---|--|
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Landscaping and design measures.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy recognises that town centres provide a role in meeting housing need and enable housing growth within designated centres and adopts a positive approach to their development within Town 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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM42: Vibrant Town Centres   |    |  |
|---|----|--|
|   |    | <p><b><u>Term</u></b><br/>Positive effects in the short, medium and long terms of the plan period.</p> <p><b><u>Mitigation</u></b><br/>Monitor amount and location of new homes approved and delivered over the plan period.</p> <p><b><u>Assumptions</u></b><br/>Opportunities for town centre living both exist and are taken up.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Significant positive effects in the short, medium and long terms of the plan period.</p> <p><b><u>Mitigation</u></b><br/>Monitor land uses and vacancy within town centres and other designated frontages. Monitor the amount of retail development approved and delivered by location over the plan period. Monitor the amount of retail development lost over the plan period.</p> <p><b><u>Assumptions</u></b><br/>Broader flexibility in the types of uses permitted in the town centre will encourage greater economic activity.</p> <p><b><u>Uncertainties</u></b><br/>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> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM42: Vibrant Town Centres   |    |   |
|---|----|---|
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Significant positive effects in the short, medium and long terms of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor land uses and vacancy within town centres and other designated frontages. Monitor the amount of retail development approved and delivered by location over the plan period. Monitor the amount of retail development lost over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>Broader flexibility in the types of uses permitted in the town centre will encourage greater economic activity.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor land uses and vacancy within town centres and other designated frontages.</p> <p><b><u>Assumptions</u></b></p> <p>Broader flexibility in the types of uses permitted in the town centre will encourage greater economic activity.</p> <p><b><u>Uncertainties</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></p> <p>The policy promotes broader uses within our town centres helping 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><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor land uses and vacancy within town centres and other designated frontages. Monitor the amount of retail development approved and delivered by location over the plan period. Monitor the amount of retail development lost over the plan period.</p> <p><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Significant positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor land uses and vacancy within town centres and other designated frontages. Monitor the amount of retail development approved and delivered by location over the plan period. Monitor the amount of retail development lost over the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>Town Centres provide an appropriate location for development and are viable.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM42: Vibrant Town Centres  |   |   |
|--|---|---|
| 7. To conserve and enhance water quality and resources   | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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 Level 1 SFRA (2021). The SFRA shows a generally low level of flood risk affecting the borough's town centres. The exceptions being Barrowford and Earby. The policy therefore scores neutrally for this objective.</p> <p><b><u>Term</u></b></p> <p>Neutral effect for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Short, medium and long term positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM42: Vibrant Town Centres   |   |  |
|---|---|--|
|   |   | <p>Monitor land uses and vacancy within town centres and other designated frontages.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Short, medium and long term positive effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Monitor land uses and vacancy within town centres and other designated frontages.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>Existing premises form appropriate locations for other uses.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM42: Vibrant Town Centres   |   |   |
|---|---|---|
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy seeks to encourage and promote the reinvestment of town centres through the reuse of existing buildings or by redeveloping previously 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. The sequential approach to retail development directs retail land uses first to town centres which are less likely to be important for wildlife than peripheral locations.</p> <p><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Surveys of existing buildings for use by protected species.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Proposals will need to adopt a high standard of design, and apply the relevant design principles.</p> <p><b><u>Assumptions</u></b></p> <p>Proposals for reuse/redevelopment are policy compliant with regard to heritage impact.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>                 |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM42: Vibrant Town Centres                               |   |  |
|---|---|--|
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></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 from inappropriate forms of development taking place on the urban edge.</p> <p><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Proposals will need to adopt a high standard of design, and apply the relevant design principles.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM43: Mixed-Use Developments  |       |   |
|--|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Assessment</u></b></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><b><u>Alternative Options</u></b></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 and very limited mixed use options were put forward to the Council for consideration through the plan preparation process. 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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> |



## SA Appendix 3: Appraisal of Policy Options

| Policy DM43: Mixed-Use Developments   |   |  |
|---|---|--|
|   |   | <p>Monitor the amount of residential development approved and delivered by location over the plan period.</p> <p><b><u>Assumptions</u></b><br/>Mixed-use schemes are residential led or contain a residential element.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>The policy sets out a supportive position for mixed use proposals in a variety of locations across the Borough, which, if realised 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><b><u>Term</u></b><br/>Permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>Monitor the amount of industrial and/or commercial development approved and delivered during the plan period by location.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b><br/>Monitor the amount of residential, industrial and/or commercial development approved and delivered during the plan period by location.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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>                      |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM43: Mixed-Use Developments  |    |   |
|--|----|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | ++ | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Significant permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the amount of residential, industrial and/or commercial development approved and delivered during the plan period by location.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant permanent positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor the amount of residential, industrial and/or commercial development approved and delivered during the plan period by location.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent positive effects in the short, medium and long term.</p> <p><b><u>Mitigation</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM43: Mixed-Use Developments  |   |  |
|--|---|--|
|  |   | <p>Monitor the amount of residential, industrial and/or commercial development approved and delivered during the plan period by location.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0 | <p><b><u>Likely Significant Effects</u></b><br/>The 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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>SuDs hierarchy. Reducing development footprint. Less intensive uses.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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 further</p>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM43: Mixed-Use Developments   |   |   |
|---|---|---|
|   |   | <p>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><b><u>Term</u></b><br/>Likely permanent positive effects in the short, medium and long term.</p> <p><b><u>Mitigation</u></b><br/>Travel plan measures. Infrastructure enhancement. Planning contributions.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Likely permanent positive effects in the short, medium and long term.</p> <p><b><u>Mitigation</u></b><br/>Travel plan measures. Infrastructure enhancement. Planning contributions.<br/>Sustainable build requirements.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b><br/>Not assessed.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM43: Mixed-Use Developments   |   |  |
|---|---|--|
|   |   | None.  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Adoption of net gains for biodiversity. Implementation of open space within developments to enhance green infrastructure network.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Design features, use of location materials, massing, creation of landmarks, enhanced areas of open space etc.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>The achievability of the policy requirements within the scope and viability of a development. Medium Risk.</p>      |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM43: Mixed-Use Developments                             |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Positive effects from the medium term.</p> <p><b><u>Mitigation</u></b></p> <p>Design features, use of location materials, massing, creation of landmarks, enhanced areas of open space etc.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Preferred Option Policy Summary</u></b></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 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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM44: Out-of-centre Retail and Commercial Development  |    |  |
|---|----|--|
|   |    | <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | +  | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor changes in occupancy, including vacancy, within the borough's town centres and designated frontages. Monitor the amount and location of retail uses approved and delivered during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Significant positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Monitor changes in occupancy, including vacancy, within the borough's town centres and designated frontages. Monitor the amount and location of retail uses approved and delivered during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>Town Centres and functional commercial sites remain the most attractive and optimum locations for economic growth over the plan period.</p> <p><b><u>Uncertainties</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM44: Out-of-centre Retail and Commercial Development   |   |   |
|--|---|---|
|  |   | Type and range of commercial development proposals which might come forward over the plan period. Low-medium risk.  |
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term of the plan period</p> <p><b><u>Mitigation</u></b></p> <p>Restrictions on activity, operation hours etc.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Travel Plan measures/infrastructure contributions to promote sustainable travel. Monitor changes in occupancy, including vacancy, within the borough's town centres and designated frontages. Monitor the amount and location of retail uses approved and delivered during the plan period.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 6. To encourage the efficient use of land and conserve and enhance soils.  | + | <p><b><u>Likely Significant Effects</u></b></p>   |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM44: Out-of-centre Retail and Commercial Development   |   |  |
|--|---|--|
|  |   | <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><b><u>Term</u></b><br/>Permanent positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Monitor changes in occupancy, including vacancy, within the borough's town centres and designated frontages. Monitor the amount and location of retail uses approved and delivered during the plan period.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |
| 7. To conserve and enhance water quality and resources   | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effect for the plan period</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM44: Out-of-centre Retail and Commercial Development  |   |   |
|---|---|---|
| 9. To improve air quality.  | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>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 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Travel Plan measures/infrastructure contributions to promote sustainable travel.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM44: Out-of-centre Retail and Commercial Development  |   |  |
|---|---|--|
|   |   | <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>Existing premises form appropriate locations for other uses.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Positive effect in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions regarding materials, finishes and landscaping.</p> <p><b><u>Assumptions</u></b></p> <p>Proposals for reuse/redevelopment are policy compliant with regard to heritage impact.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM44: Out-of-centre Retail and Commercial Development    |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effect over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Planning conditions regarding materials, finishes and landscaping.</p> <p><b><u>Assumptions</u></b></p> <p>Proposals for reuse/redevelopment are policy compliant with regard to heritage impact.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy DM45: Tourism Facilities and Accommodation  |       |   |
|--|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Alternative Options</u></b></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 Local Plan. 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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM45: Tourism Facilities and Accommodation   |   |   |
|---|---|---|
|   |   | <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects in the short, medium and long term of the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Positive effects in the short, medium and long term.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Extent, scale, type and location of investment. Low-medium risk.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM45: Tourism Facilities and Accommodation  |   |  |
|--|---|--|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | - | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor adverse effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Travel plan measures. Encouragement of walking and cycling, dual purpose trips and overnight stays.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM45: Tourism Facilities and Accommodation  |   |   |
|--|---|---|
|  |   | <p><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Policy requirements direct use towards existing buildings.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 7. To conserve and enhance water quality and resources   | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b><br/>Implementation of wider policies of the plan as relevant to address water usage issues.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0 | <p><b><u>Likely Significant Effects</u></b><br/>The 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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Implementation of Local Plan policy in relation to flood risk.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM45: Tourism Facilities and Accommodation   |   |  |
|---|---|--|
| 9. To improve air quality.  | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Sustainable design, methods of construction and operation. Requirement for the implementation of Travel plan measures.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 10. To minimise greenhouse gas emissions and adapt to the effects of climate change.                                      | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects over the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Sustainable design, methods of construction and operation. Requirement for the implementation of Travel plan measures.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |
| 11. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources. | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>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><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p>   |



### SA Appendix 3: Appraisal of Policy Options

| Policy DM45: Tourism Facilities and Accommodation   |   |   |
|---|---|---|
|   |   | <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Offsetting, net-gain and open space provision where necessary/feasible.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Siting, scale, layout, materials, design features, landscaping.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Relationship and effect of development on a heritage asset. Low to medium risk.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM45: Tourism Facilities and Accommodation               |   |   |
|---|---|---|
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Siting, scale, layout, materials, design features, landscaping.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Relationship and effect of development on landscape/townscape. Low to medium risk.</p> |

| Policy DM46: Equestrian Development   |       |   |
|---|-------|---|
| <p><b><u>Preferred Option Policy Summary</u></b></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><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM46: Equestrian Development   |   |   |
|---|---|---|
|   |   | <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone. | + | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>The policy is assessed as having minor positive effects for this objectives for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM46: Equestrian Development  |   |   |
|--|---|---|
| 4. To improve the health and wellbeing of those living and working in the Pendle area.   | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Minor positive effects for the operation of the development.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 5. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth. | - | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></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><b><u>Uncertainties</u></b></p> <p>Changes in technology, attitudes and behaviour, investment in public transport. Low to medium risk.</p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM46: Equestrian Development  |   |  |
|--|---|--|
| 6. To encourage the efficient use of land and conserve and enhance soils.                                    | + | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Permanent positive effects from the short term.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 7. To conserve and enhance water quality and resources   | ~ | <p><b><u>Likely Significant Effects</u></b></p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p><b><u>Term</u></b></p> <p>Not assessed.</p> <p><b><u>Mitigation</u></b></p> <p>None.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p>  |
| 8. To reduce the risk of flooding to people and property, taking into account the effects of climate change. | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM46: Equestrian Development   |   |   |
|---|---|---|
|   |   | None  |
| 9. To improve air quality.  | ~ | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Planning obligations may be implemented to reduce car trips to and from a site if deemed reasonable.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></p> <p>Planning obligations may be implemented to reduce car trips to and from a site if deemed reasonable.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy DM46: Equestrian Development   |   |   |
|---|---|---|
|   |   | <p>Positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 12. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network. | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Biodiversity net gain opportunities will be sought from developments</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 13. To conserve and enhance the historic environment, heritage assets and their setting.                                | 0 | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> |

## SA Appendix 3: Appraisal of Policy Options

| Policy DM46: Equestrian Development                             |   |   |
|---|---|---|
|   |   | <p><b><u>Uncertainties</u></b></p> <p>None.</p>   |
| 14. To conserve and enhance landscape character and townscapes. | 0 | <p><b><u>Likely Significant Effects</u></b></p> <p>The 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><b><u>Term</u></b></p> <p>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Landscape/design measures to soften/minimise any effects on local landscape/townscape.</p> <p><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>None.</p> |

| Policy AL01: Housing Allocations   |
|--|
| <p><b><u>Preferred Option Policy Summary</u></b></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. The appraisal tested housing scenarios for the housing requirement is examined under policy DM20 and is not repeated here.</p> <p><b><u>Preferred Option Policy Appraisal</u></b></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><b><u>Alternative Options</u></b></p> |



### SA 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><b><u>Likely Significant Effects</u></b></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. It allocates a surplus of land against the proposed housing requirement increasing the likelihood of full delivery and compliments Policy DM20. Poor viability and the concentration of growth towards the main settlements is likely to mean that limited affordable housing is provided. Wider policies of the Local Plan however facilitate affordable housing provision and market-led provision makes a small contribution towards affordable housing delivery under current policy due to poor viability. As such, the policy is assessed to have a minor positive effect for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects over the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>The policy is assessed as having minor positive effects for this objective for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p>   |

### SA Appendix 3: Appraisal of Policy Options

| Policy AL01: Housing Allocations  |   |  |
|---|---|--|
|   |   | 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).  |
| 3. To promote urban regeneration, support the vitality of rural areas, tackle deprivation and promote sustainable living. | + | <p><b><u>Likely Significant Effects</u></b></p> <p>The policy promotes regeneration with the priority and role given towards brownfield land. 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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. A minor positive effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Minor positive effects for the operation of the development.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p> |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Likely Significant Effects</u></b></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 occurs at 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>The policy helps to prioritise PDL, with the majority of allocations at brownfield sites. The policy helps 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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>   |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>Mixed effects over the plan period. Specific consequences assessed as planning application stage.</p> <p><b><u>Mitigation</u></b><br/>Ground investigation. Remediation works. Safe removal and disposal of contaminants. Application of conditions through the DM process.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Mixed effects over the plan period. Specific consequences assessed as planning application stage.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>Not assessed.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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>  |

## SA 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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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>  |

### SA Appendix 3: Appraisal of Policy Options

| 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><b><u>Term</u></b><br/>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>Higher density development, promotion of reuse of materials.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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. | 0 | <p><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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>   |

## SA Appendix 3: Appraisal of Policy Options

| Policy AL01: Housing Allocations                                |   |   |
|---|---|---|
|   |   | <p><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>   |
| 14. To conserve and enhance landscape character and townscapes. | + | <p><b><u>Likely Significant Effects</u></b><br/>The 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><b><u>Term</u></b><br/>Minor positive effects over the plan period, subject to implementation.</p> <p><b><u>Mitigation</u></b><br/>Landscape/design measures to soften/minimise any effects on local landscape/townscape.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |

| Policy AL02: Employment Allocations   |
|---|
| <p><b><u>Preferred Option Policy Summary</u></b><br/>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 to 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><b><u>Preferred Option Policy Appraisal</u></b></p> |

### SA 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><b>Alternative Options</b></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><b>Likely Significant Effects</b></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><b>Term</b></p> <p>Negligible effects over the plan period.</p> <p><b>Mitigation</b></p> <p>None.</p> <p><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>None.</p>   |
| 2. To achieve a strong and stable economy which offers high quality and well located employment opportunities for everyone.   | +     | <p><b>Likely Significant Effects</b></p> <p>The 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><b>Term</b></p> <p>The policy is assessed as having minor positive effects for this objective for the plan period.</p> <p><b>Mitigation</b></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><b>Assumptions</b></p> <p>None.</p> <p><b>Uncertainties</b></p> <p>The economic conditions and land requirements may alter during the plan period (medium risk).</p> |



### SA 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><b><u>Likely Significant Effects</u></b></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 West Craven 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></p> <p>Landscaping and securing a high quality design and well thought out scheme as to how is 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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></p> <p>Nature of proposals and precise effect on this objective will only be known at the detailed planning stage.</p> |

## SA 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><b><u>Likely Significant Effects</u></b></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. Both sites are accessible to existing residents and are close to public transport links. This will help reduce the role of the car in accessing employment 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><b><u>Term</u></b></p> <p>Minor positive effects for the plan period.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></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. A mixed effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent mixed effects.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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><b><u>Likely Significant Effects</u></b></p> <p>Both sites allocated through the policy are closely related to existing watercourses, and were former landfills. As such they both have the potential to effect water quality as a result of their construction and/or future occupation and operation. A minor adverse effect is</p>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy AL02: Employment Allocations  |   |   |
|--|---|---|
|  |   | <p>therefore assessed for this 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><b><u>Term</u></b><br/>Potential adverse effects over the plan period. Possible neutral effects subject to the adoption of mitigation measures and success of these measures.</p> <p><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>Potential adverse effects over the plan period. Possible to reduce with the adoption of mitigation measures and success of these measures.</p> <p><b><u>Mitigation</u></b><br/>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 DM02a/b of the Local Plan.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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>  |

## SA 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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>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><b><u>Likely Significant Effects</u></b><br/>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><b><u>Term</u></b><br/>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><b><u>Mitigation</u></b><br/>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><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>Conditions may change during the plan period which may alter availability or deliverability of sites (low-medium risk).</p> |

## SA 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. | <b>+/-</b> | <p><b><u>Likely Significant Effects</u></b></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 whilst minimising waste and safeguarding natural resources. The use of greenfield land however has an adverse effect on this objective, with permanent loss of undeveloped land, and existing soils and natural resources. A mixed effect is assessed for this objective.</p> <p><b><u>Term</u></b></p> <p>Permanent mixed effects.</p> <p><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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.   | <b>-</b>   | <p><b><u>Likely Significant Effects</u></b></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><b><u>Term</u></b></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><b><u>Mitigation</u></b></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><b><u>Assumptions</u></b></p> <p>None.</p> <p><b><u>Uncertainties</u></b></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>  |
| 13. To conserve and enhance the historic environment,   | <b>0</b>   | <p><b><u>Likely Significant Effects</u></b></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>  |

### SA Appendix 3: Appraisal of Policy Options

| Policy AL02: Employment Allocations                             |            |   |
|---|------------|---|
| heritage assets and their setting.                              |            | <p><b><u>Term</u></b><br/>Neutral effects for the plan period.</p> <p><b><u>Mitigation</u></b><br/>None.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p>  |
| 14. To conserve and enhance landscape character and townscapes. | <b>+/-</b> | <p><b><u>Likely Significant Effects</u></b><br/>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. Mixed effects are assessed for this objective.</p> <p><b><u>Term</u></b><br/>Permanent mixed effects.</p> <p><b><u>Mitigation</u></b><br/>Landscape/design measures to soften/minimise any effects on local landscape/townscape.</p> <p><b><u>Assumptions</u></b><br/>None.</p> <p><b><u>Uncertainties</u></b><br/>None.</p> |